

This Form Provided By
SHELBY COUNTY ABSTRACT & TITLE CO., INC.
P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) David & Margaret Bishop
375 Bishop Lane
(Address) Pelham, Alabama 35124

This instrument was prepared by

(Name) Courtney Mason & Assoc. PC
PO BOX 360187
(Address) Birmingham, AL 35236-0187

Form 1-1-5 Rev. 5/93

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Twenty Two Thousand Five Hundred and no/100ths---\$22,500.00 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Muriel Mack Calvert, a single individual

(herein referred to as grantors) do grant, bargain, sell and convey unto

David W. Bishop and wife, Margaret S. Bishop

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Parcel B:

A parcel of land in the NW 1/4 of the NE 1/4 of Section 22, Township 19 South, Range 2 West, Shelby County, Alabama, described as follows:

Commence at the Southwest corner of said 1/4-1/4 Section; thence run North along the West 1/4-1/4 line 847.32 feet; thence turn right 106 degrees 00 minutes 00 seconds and run Northeast 532.93 feet to the point of beginning; thence turn right 46 degrees 35 minutes 16 seconds and run Southeast 169.20 feet; thence turn right 37 degrees 27 minutes 51 seconds and run South 65.00 feet; thence turn right 43 degrees 32 minutes 01 seconds and run Southwest 81.00 feet; thence turn left 37 degrees 30 minutes 46 seconds and run South 50 feet; thence turn left 90 degrees 00 minutes 00 seconds and run Southeast 146.09 feet; thence turn left 81 degrees 07 minutes 20 seconds and run Northeast 304.55 feet; thence turn left 98 degrees 42 minutes 50 seconds and run Northwest 267.02 feet to the point of beginning.

SUBJECT TO AND BENEFITING FROM an easement for ingress, egress and utilities on the South side of the above described property, described as follows:

Commence at the Southwest corner of said 1/4-1/4 Section; thence run North along the West 1/4-1/4 line 847.32 feet; thence turn right 106 degrees 00 minutes 00 seconds and run Northeast 397.70 feet; thence turn right 74 degrees 09 minutes 22 seconds and run South 289.16 feet to the point of beginning; thence turn left 94 degrees 54 minutes 01 seconds and run Northeast 74.61 feet; thence turn right 20 degrees 49 minutes 01 second and run East 214.05 feet; thence turn right 98 degrees 52 minutes 40 seconds and run Southwest 50.61 feet; thence turn right 81 degrees 07 minutes 20 seconds and run Northwest 206.24 feet to a point on a counter-clockwise curve having a radius of 108.91 feet; and a delta angle of 39 degrees 29 minutes 27 seconds thence run along the arc of said curve 75.07 feet to the point of beginning.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

08/09/1994-24913
11:26 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 31.00

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set MY hand(s) and seal(s), this 4th day of AUGUST, 19 94.

WITNESS:

_____(Seal) Muriel Mack Calvert (Seal)
_____(Seal) Muriel Mack Calvert (Seal)
_____(Seal) _____ (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Muriel Mack Calvert, a single individual whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of August, A. D., 19 94
COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3-5-95 Notary Public.

inst # 1994-24913