

R94-1549

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SARA R. WALKER
3018 Piper Way
Birmingham, AL 35244

Inst # 1994-20409

10/06/1994-30409
09:47 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 22.50

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of TWO HUNDRED EIGHT THOUSAND TWO HUNDRED and 00/100 (\$208,200.00) DOLLARS to the undersigned grantor, J.E. BISHOP HOMES, INC. in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto SARA R. WALKER, AND HUSBAND JOHN M. WALKER (herein referred to as GRANTEEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 52, ACCORDING TO THE SURVEY OF THE HIGHLANDS, FIRST SECTOR, AS RECORDED IN MAP BOOK 17 AT PAGE 100, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1993 which constitutes a lien but are not due and payable until October 1, 1994.
2. Building setback line of 35 feet reserved from Piper Way as shown by plat.
3. Public utility easement as shown by recorded plat, including 10 feet in the Southerly side and irregular easement on the Northeasterly portion of lot.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Map Book 17 page 100 and as Instrument #1993-28823 in Probate Office.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed 186 page 357 in Probate Office.
6. Easements as set out in Real 24 page 565 and in Real 144 page 335 in Probate Office.

\$197,750.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, J.E. BISHOP HOMES, INC., CORPORATION, by its PRESIDENT, JAMES E. BISHOP who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 28th day of September, 1994.

J.E. BISHOP HOMES, INC.
By: *James E. Bishop*
JAMES E. BISHOP, PRESIDENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JAMES E. BISHOP, whose name as PRESIDENT of J.E. BISHOP HOMES, INC., a corporation, 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, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 28 day of September, 1994.
Inst. # 30409

Robert S. Pede
Notary Public

My commission expires: 7/16/98

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