

This instrument was prepared by

Send Tax Notice To: Stephen D. Bell

(Name) Corley, Mencus & Ward, P.C.
Christopher P. Moseley
(Address) 2100 SouthBridge Pkwy., Ste. 650
Birmingham, Alabama 35209

name
92 Heather Ridge ~~XXXX~~ Drive
address
Pelham, Alabama 35124

1995-17502
Inst #

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

COUNTY OF Jefferson)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FIFTY FIVE THOUSAND AND NO/100-----
-----DOLLARS (\$155,000.00)

to the undersigned grantor, David "Spud" Bishop Contractors

a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Stephen D. Bell and wife, Jane B. Bell

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama to-wit:

Lot 43, according to the survey of Heather Ridge, 1st Addition, Phase I, as recorded in Map Book 17, Page 123 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to Building setback line of 40 feet reserved from Heather Ridge Drive; Public easements as shown by recorded plat, including 10 feet on the Easterly side of lot; Restrictions, covenants and conditions as set out in instrument recorded in Instrument #1993-35651; Restrictions, limitations and conditions as set out in Map Book 17, Page 123; Property line agreement by and between Jack D. Harris and/or J. Harris Development Corporation and C.I. Crais and Marion F. Dick and Robert (Bobby) Hinds in Real 168, Page 13 of record in said Probate Office and Ad Valorem taxes for the year 1995, which said taxes are not due and payable until October 1, 1995 and any other easements, restrictions, set back lines, right of ways, limitations, if any, of record.

07/05/1995 \$17502-17502
02:07 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD

\$ 124,000.00 of the Purchase Price was paid from the proceeds of a mortgage recorded simultaneously herewith.

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, the 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 said GRANTEES, 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 same GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its
to execute this conveyance, hereto set its signature and seal,

who is authorized

this the 30th day of June, 1995.

ATTEST:

David "Spud" Bishop Contractors

By David W. Bishop
David "Spud" Bishop

Title: President

STATE OF Alabama)
COUNTY OF Jefferson)

I, Christopher P. Moseley

a Notary Public in and for said County, in said State,

herby certify that David "Spud" Bishop

whose name as President of David "Spud" Bishop Contractors, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the

30th day of June, 1995

MY COMMISSION EXPIRES OCTOBER 27, 1997

CWJTRS

Christopher P. Moseley
Notary Public