

95-1846

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

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

SEND TAX NOTICE TO:

SUZANNE M. LEE
113 CANYON PLACE
PELHAM, AL 35124

Inst # 1995-21833

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of EIGHTY NINE THOUSAND and 00/100 (\$89,000.00) DOLLARS to the undersigned grantor, J. E. BISHOP HOMES, INC. a corporation, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto SUZANNE M. LEE, A SINGLE PERSON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 30, ACCORDING TO THE SURVEY OF CANYON PARK TOWNHOMES, AS RECORDED IN MAP BOOK 19, PAGE 19, IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES AND ASSESSMENTS FOR THE YEAR 1995 AND SUBSEQUENT YEARS.
2. BUILDING SETBACK LINE OF 15 FEET RESERVED FROM CANYON PLACE AS SHOWN BY RECORDED PLAT.
3. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT(S) RECORDED AS INSTRUMENT #1994-35220 IN PROBATE OFFICE.
4. TRANSMISSION LINE PERMIT(S) TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENTS RECORDED IN DEED 223 PAGE 80; DEED 102 PAGE 397; DEED 127 PAGE 597 AND DEED 134 PAGE 37 IN PROBATE OFFICE.
5. RIGHTS OF OWNERS OF PROPERTY ADJOINING PROPERTY IN AND TO THE JOINT OR COMMON RIGHTS IN BUILDING SITUATED ON SAID LOTS, SUCH RIGHTS INCLUDE BUT ARE NOT LIMITED TO ROOF, FOUNDATION, PARTY WALLS, WALKWAY AND ENTRANCE.
6. EASEMENT(S) TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT(S) RECORDED AS INSTRUMENT #1995-12825 IN PROBATE OFFICE.
7. RESTRICTIONS, LIMITATIONS, AND CONDITIONS AS SET OUT IN MAP BOOK 19, PAGE 19 IN PROBATE OFFICE.

\$88,809.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

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

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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., AN ALABAMA CORPORATION, by its PRESIDENT, JAMES E. BISHOP who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 4th day of August, 1995.

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 4TH day of AUGUST, 1995.

Butt Sped
Notary Public

My commission expires: 7/16/98

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