

(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

NATHAN POPE
107 CANYON PLACE
PELHAM, AL 35124

09/13/1995-25534

03:33 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 NCD 16.00

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of NINETY TWO THOUSAND SIX HUNDRED and 00/100 (\$92,600.00) DOLLARS to the undersigned grantor, J. E. BISHOP HOMES, INC. 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 NATHAN POPE and ANDREA POPE, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 33, ACCORDING TO THE SURVEY OF CANYON PARK TOWNHOMES, AS RECORDED IN MAP BOOK 19 PAGE 19, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Advalorem Taxes for the year ending September 30, 1995, constitute a lien, but are not yet due and payable until October 1, 1995.
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 in Instrument #1994-35220 in Probate Office.
4. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) 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. Grant of Land Easement to Alabama Power Company as set out as Instrument #1995-12825.

\$87,950.00 of the consideration herein was derived from a mortgage closed 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

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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 GRANTEE, 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 GRANTEE, 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 , JAMES E. BISHOP, PRESIDENT who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 6th day of September, 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, PRESIDENT, whose name as 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 6th day of *Sept*, 1995.

[Signature]
Notary Public

My commission expires: *7/16/98*

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