

This instrument was prepared by:

(Name) Roy L. Martin
(Address) P.O. Box 9
Pelham, Al. 35124

Send Tax Notice to:

(Name) James E. Bishop
(Address) 2949 Hwy 31
Pelham, Alabama 35124

PARTNERSHIP WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five hundred dollars and other considerations----- DOLLARS,

to the undersigned grantor, Canyon Park Partnership a (general) (limited) a partnership

(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

James E. Bishop, a married man

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

Two parcels of land situated in the S 1/2 of the NE 1/4 of the NW 1/4 of Section 13, Township 20 South, Range 3 West, in Shelby County, Alabama, and being more particularly described as follows:

PARCEL B:

Commence at the NE Corner of the S 1/2 of the NE 1/4 of the NW 1/4 of Section 13, Township 20 South, Range 3 West; thence N 82deg-58'-11" W a distance of 1276.95' to a point on the easterly right-of-way line of United States Highway No. 31; thence S 32deg-31'-16" W along said right-of-way line a distance of 141.18'; thence S 5deg-24'-10" W a distance of 268.02' to the POINT OF BEGINNING; thence continue along the last described course a distance of 139.58'; thence N 45deg-04'-32" E a distance of 263.18' to a point on the southwesterly right-of-way line of Canyon Park Drive (50' R.O.W.), said point lying on a curve to the left having a radius of 275.00' and a central angle of 13deg-01'-54"; thence along said right-of-way line and the arc of said curve a distance of 62.55', said arc subtended by a chord which bears N 50deg-57'47" W a distance of 62.41', to the end of said curve; thence N 57deg-28'-44" W along said right-of-way line a distance of 58.82'; thence S 32deg-31'16" W and leaving said right-of-way a distance of 139.74' to the Point of Beginning. Said parcel contains 20,449.9 square feet, more or less.

PARCEL C:

Commence at the NE Corner of the S 1/2 of the NE 1/4 of the NW 1/4 of Section 13, Township 20 South, Range 3 West; thence N 82deg-58'-11" W a distance of 1276.95' to a point on the easterly right-of-way line of United States Highway No. 31; thence S 32deg-31'-16" W along said right-of-way line a distance of 141.18'; thence S 5deg-24'-10" W a distance of 111.02' to the POINT OF BEGINNING; thence continue along the last described course a distance of 157.00'; thence N 32deg-31'-16" E a distance of 139.74' to a point on the southeasterly right-of-way line of Canyon Park Drive (50' R.O.W.); thence N 57deg-28'-44" W a distance of 71.56' to the Point of Beginning. Said parcel contains 5000 square feet, more or less.

This does not constitute a homestead.
of the above recited consideration was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns or its successors, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her, or their heirs and assigns, or its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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, executors and assigns, or its successors and assigns, forever, against the lawful claims of all persons.

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

Partner(s), who (is) (are)

this the 9th day of February, 19 96

Roy Martin Construction, Inc.

By

[Signature]

Partner

J. E. Bishop Homes, Inc.

By

[Signature]

Partner

02/16/1996-05119
01:43 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

6150-9661

ACKNOWLEDGMENT FOR PARTNERSHIP

STATE OF ALABAMA

Shelby COUNTY }

I, the undersigned authority, a Notary Public, in and for said county in said state, hereby certify that _____
James E. Bishop and Roy L. Martin

whose name(s) as general partner(s) of Canyon Park Partnership _____
_____ a (n) _____ (general) (limited)
(state)

partnership, and whose name(s) is (are) signed to the foregoing instrument, and who is (are) known to me, acknowledged before
me on this day that, being informed of the contents of said instrument, (he) (she) (they), as such partner(s), and with full authority,
executed the same voluntarily for and as the act of said partnership.

Given under my hand and official seal this 9th day of February, 1996.

AFFIX NOTARIAL SEAL

Brenda H. Clayton
Notary Public
My commission expires: 4/27/97

Inst # 1996-05119

02/16/1996-05119
01:43 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

Return to:

TO

WARRANTY DEED

Partnership Warranty Deed

STATE OF ALABAMA

COUNTY OF



Recording Fee \$

Deed Tax \$

\$

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Cahaba Title, Inc.

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Birmingham, Alabama 35244

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