

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 315
Pelham, Al. 35124**PARTNERSHIP WARRANTY DEED****STATE OF ALABAMA**Shelby**COUNTY****KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Five hundred dollars and other good and valuable 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:**LOT 2A:**

A parcel of land situated in the NE 1/4 of the NW 1/4 of Section 13, Township 20 South, Range 3 West, and being more particularly described as follows:

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 612.32'; thence S 32deg-31'-16" W a distance of 718.36'; thence N 84deg-02'-43" W a distance of 140.40' to the POINT OF BEGINNING; thence continue along the last described course a distance of 260.96'; thence N 5deg-24'-10" E a distance of 121.15'; 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 right having a radius of 275.00' and a central angle of 20deg-16'-22"; thence along said right-of-way line and the arc of said curve a distance of 97.30', said arc subtended by a chord which bears S 34deg-18'-39" E a distance of 96.80', to a point on a reverse curve to the left having a radius of 219.50' and a central angle of 34deg-18'-30"; thence along said right-of-way line and the arc of said curve a distance of 131.44', said arc subtended by a chord which bears S 41deg-19'-43" E a distance of 129.48', to the end of said arc; thence S 26deg-35'-27" W and leaving said right-of-way line a distance of 174.84' to the Point of Beginning. Said parcel contains 1.59 acres, more or less.

Said parcel also being described as Lot 2A of the proposed Canyon Park Subdivision.

This does not constitute a homestead.

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08:32 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
11:50

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 30th day of January, 19 96

Roy Martin Construction, Inc.

By

Roy L. Martin

Partner

J. E. Bishop Homes, Inc.

By

James E. Bishop

Partner

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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) Alabama (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 30th day of January, 1996

AFFIX NOTARIAL SEAL

Dwenda H. Clayton
Notary Public

My commission expires 4/27/97

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SHELBY COUNTY JUDGE OF PROBATE
DOE NCD 11.50

Return to:

TO

WARRANTY DEED

Partnership Warranty Deed

STATE OF ALABAMA
COUNTY OF



Recording Fee \$
Deed Tax \$ 5

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Cahaba Title, Inc.

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Birmingham, Alabama 35244

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Birmingham, Alabama 35235