

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
William Brett Vinson and Julie Hayes Vinson
801 Dogwood Circle
Birmingham, Alabama 35244

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **One hundred sixty five thousand and no/100 (\$165,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **O'Neal Bishop, an unmarried man; James E. Bishop, an unmarried woman; Ramona S. Johnson f/k/a Ramona S. Bishop, a married woman** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **William Brett Vinson and Julie Hayes Vinson** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See attached Exhibit "A".

This property does not constitute the homestead of James E. Bishop or Ramona S. Johnson f/ka/ Ramona S. Bishop or their spouses.

Ramona S. Johnson is one and the same person as Ramona S. Bishop.
Julie Hayes Vinson and Julie Ann Hayes are one and the same person.
Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$131,600.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, 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 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, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators 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, I (we) have hereunto set my (our) hand(s) and seal(s) this 31st day of January, 2001.

Witness

Witness

Witness

O'Neal Bishop (Seal)
O'Neal Bishop

James E. Bishop (Seal)
James E. Bishop

Ramona S. Johnson (Seal)
Ramona S. Johnson f/k/a Ramona S. Bishop

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, **B. CHRISTOPHER BATTLES**, a Notary Public in and for said County, in said State, hereby certify that **O'Neal Bishop, an unmarried man; James E. Bishop, an unmarried man; Ramona S. Johnson f/k/a Ramona S. Bishop, a married woman**, whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of January, 2001.

Notary Public

My Commission Expires: 02-25-01

02/09/2001-04719
09:43 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 47.50

Inst # 2001-04719

EXHIBIT "A"

LEGAL DESCRIPTION

Commence at the S.W. corner of the S.E. $\frac{1}{4}$ of the S.E. $\frac{1}{4}$ of Section 16, Township 19 South, Range 2 West, Shelby County, AL.; Thence run North along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 501.19 feet (500.0'-deed); Thence turn right 90°01'24" and run East a distance of 425.23 feet; Thence turn left 140°00' and run Northwesterly a distance of 92.0 feet; Thence turn right 96°38' and run Northeasterly a distance of 71.38 feet to the Point of Beginning; Thence continue along the last described course a distance of 171.56 feet to the Southwesterly Right-of-Way line of Shelby County Road #369; Thence turn right 80°49'50" and run Southeasterly along said Right-of-Way line a distance of 121.04 feet; Thence turn right 92°26'10" and run Southwesterly a distance of 171.41 feet; Thence turn right 88°21'10" and run Northwesterly a distance of 141.10 feet to the Point of Beginning. Containing 0.52 acres (22470⁺sq.ft.), more or less. INCLUDING a 15' Easement for Ingress & Egress along the Northwest line of the above described parcel.

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