

DEED, FEE SIMPLE
INDIVIDUAL GRANTOR

(DEED.AL)

THIS DEED made this 15th of February In the year Two Thousand One by and between Michael W. Bishop, a single man, and Lesley Kelly Mckeever, a single woman, parties of the first part, Grantor(s) and Lesley Kelly Bishop and Michael W. Bishop, parties of the second part, Grantee(s).

WITNESSETH, that in consideration of the sum of (\$0.00) DOLLARS, the actual consideration paid or to be paid, and other good and valuable considerations, receipt of which are hereby acknowledged, the said parties of the first part do grant and convey to the said Lesley Kelly Bishop and Michael W. Bishop, tenants by the entireties, with common law rights of survivorship, their assigns, the survivor of them and the survivor's personal representatives and assigns, in fee simple, all that lot of ground situate in County of Shelby, State of Alabama, and described as follows, that is to say:

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN THE COUNTY OF SHELBY, STATE OF ALABAMA, BEING LOT 50, ACCORDING TO THE MAP AND SURVEY OF SHADOW BROOK, AS RECORDED IN MAP BOOK 6, PAGE 102 A AND B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO THE FOLLOWING:

-RESTRICTIONS APPEARING OF RECORD IN MISC. VOLUME 16, PAGE 561; MISC. VOLUME 17, PAGE 393 AND AS SHOWN ON RECORD MAP.

-RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT(S) RECORDED IN MISC. VOLUME 17, PAGE 386; DEED VOLUME 2301, PAGE 562; AND DEED VOLUME 129, PAGE 567;

-50 FOOT BUILDING LINE FROM SHADOWBROOK TRAIL; 40 FOOT BUILDING LINE FROM VALLEYDALE ROAD; 20 FOOT EASEMENT ALONG NORTHERLY LOT LINE; AND AN EASEMENT OF VARYING WIDTH IN THE NORTHWEST CORNER OF SAID LOT, AS SHOWN ON RECORD MAP.

BEING THAT SAME PROPERTY CONVEYED TO MICHAEL W. BISHOP, AN UNMARRIED PERSON AND LESLEY KELLY MCKEEVER, AN UNMARRIED PERSON, BY DEED FROM PEGGY SUE HARVEY, AN UNMARRIED PERSON, FILED JUNE 10, 1999 IN DEED DOCUMENT NO. 1999-24488 IN THE REGISTER'S OFFICE OF SHELBY COUNTY, ALABAMA.

TAX I.D. # 58-10-5-21-0-002-011.000

The Grantees hereby certify, under penalties of perjury, that the land conveyed in said Deed is residentially improved, owner-occupied real property and that the residence will be occupied by us.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises to the said Lesley Kelly Bishop and Michael W. Bishop, tenants by the entireties, with common law rights of survivorship, their assigns, the survivor of them and the survivor's personal representatives and assigns, in fee simple.

AND the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby

Inst # 2001-24045

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SHELBY COUNTY JUDGE OF PROBATE

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conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

WITNESS the hands and seals of said Grantors and Grantees.

TEST:

Michael W. Bishop (SEAL)
Michael W. Bishop, Grantor

Lesley Kelly McKeever (SEAL)
Lesley Kelly McKeever, Grantor

Lesley Kelly Bishop (SEAL)
Lesley Kelly Bishop, Grantee

Michael W. Bishop (SEAL)
Michael W. Bishop, Grantee

STATE OF ALABAMA, CITY/COUNTY OF Shelby, to wit:

I HEREBY CERTIFY that on this 15th day of February, in the year Two Thousand One, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Michael W. Bishop, a single man, and Lesley Kelly McKeever, a single woman, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

David J. Ross
Notary Public

My Commission expires:

MY COMMISSION EXPIRES SEPT. 21, 2003

STATE OF ALABAMA, CITY/COUNTY OF Shelby, to wit:

I HEREBY CERTIFY that on this 15th day of February, in the year Two Thousand One, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Lesley Kelly Bishop and Michael W. Bishop known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

David J. Ross
Notary Public

My Commission expires:

MY COMMISSION EXPIRES SEPT. 21, 2003

This is to certify that the within instrument has been prepared by or under the supervision of the undersigned.

Millard S. Rubenstein
MILLARD S. RUBENSTEIN

RETURN TO:

RESOURCE TITLE, LLC
10999 RED RUN BLVD., STE 207
OWINGS MILLS, MARYLAND 21117

RT013377

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