

This instrument was prepared by

Send Tax Notice To: James Mark Bishop

(Name) William H. Halbrooks

name 3333 Shetland Trace

(Address) #1 Independence Plaza, Suite 704

address Birmingham, Alabama 35242

(Address) Birmingham, Alabama 35209

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Ninety-Six Thousand and no/100-----(\$196,000.00) Dollars to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Thomas Windham Bird , an unmarried man (herein referred to as grantors) do grant, bargain, sell and convey unto James Mark Bishop and Christina G. Bishop (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 8, Block 9, according to the Survey of Kerry Downs, a Subdivision of Inverness, as recorded in Map Book 5, Page 135, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, easements, and restrictions of record.

\$ 156,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Thomas W. Bird, grantee in Real Volume 251, Page 512, in one and the same person as Thomas Windham Bird, grantee in deed recorded in Instrument 1994-15389.

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 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 the said GRANTEES, 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 noted 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 14th day of June, ~~19~~ 2002.

(Seal)

(Seal)

(Seal)

Thomas Windham Bird (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

General Acknowledgment

Jefferson COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that

Thomas Windham Bird

whose name ~~(s)~~ 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of June, A.D., ~~19~~ 2002.

William H. Halbrooks Notary Public