20050414000176430 1/3 \$48.50 Shelby Cnty Judge of Probate, AL 04/14/2005 12:31:58PM FILED/CERT

Warranty Deed

STATE OF ALABAMA
COUNTY OF SHELBY

JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

Know all Men by these Presents: That, in consideration of THREE HUNDRED FIVE THOUSAND AND NO/100 DOLLARS (\$305,000.00) to it in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, ESTATE OF CAROLINE M.

JONES, DECEASED, PROBATE CASE NO. 180458 (herein referred to as "Grantor") does by these presents grant, bargain, sell and convey unto CHRISTINA G. BISHOP AND MARK BISHOP (herein referred to as "Grantee") for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO: Ad Valoram Taxes for the year 2005 and subsequent years which are a lien but not yet due and payable.

Subject to: Restrictions, Easements and Right of Ways of record.

\$ 244,000.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

30,500.00 of the consideration herein was derived from a second mortgage loan closed simultaneously herewith

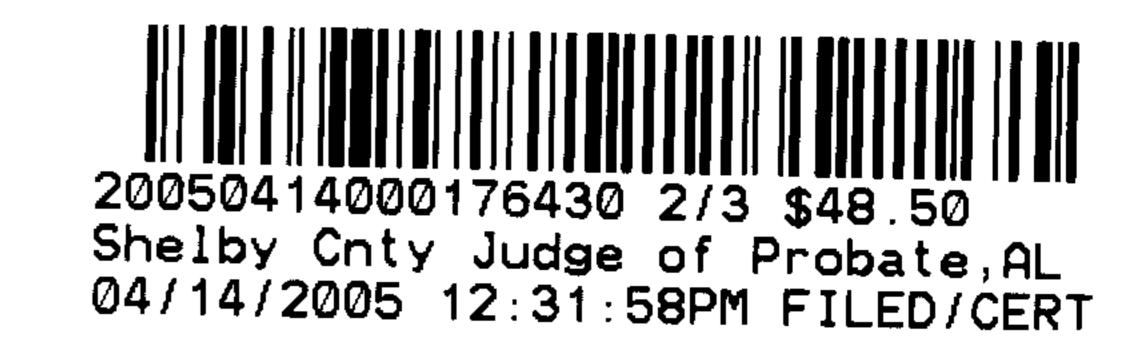
To Have and To Hold the aforegranted premises to the said Grantee for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And the said Grantor does, for itself, its successors and assigns, covenant with said Grantee, her heirs and assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, 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 premises to the said Grantee, her heirs, personal representatives and assigns forever, against the lawful claims of all persons.

Shelby County, AL 04/14/2005 State of Alabama

Deed Tax: \$30.50





In Witness Whereof, the said Grantor has set its hand and seal this 28th day of February, 2005.

| ESTATE OF CAROLINE M. JONES, |
|------------------------------|
| DECEASED |
| By: Bullion on {L.S. |
| JANMARI JONES, PERSONAL |
| REPRESENTATIVE |
| By: Deuce Jan |
| NANCY JONES, PERSONAL |
| REPRESENTATIVE |
| |
| By: Herry Cast Bone |
| HENRY EARL JONES, PERSONAL |
| REPRESENTATIVE |
| |
| |

I, the undersigned notary public, in and for said county and state, hereby certify that JANMARI JONES, NANCY JONES AND HENRY EARL JONES, ALL OF WHICH ARE PERSONAL REPRESENTATIVES FOR THE ESTATE OF CAROLINE M. JONES, DECEASED, whose names 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 the conveyance, and with full authority as said Personal Representatives, they executed the same voluntarily and as the act of said Estate of Caroline M. Jones, on the day the same bears date.

Given under my hand and seal this 28th day of February, 2005.

Notary Public

STUART J. GARNER

My commission expires: 01/28/08

GRANTEE'S MAILING ADDRESS:

5027 APPLECROSS ROAD BIRMINGHAM, AL 35242

COUNTY OF JEFFERSON

THIS INSTRUMENT PREPARED BY:

STUART J. GARNER, LLC 2012 LANCASTER RD BIRMINGHAM, AL 35209

Telephone: 205-879-2420 Fax: 205-879-2495

File # 2005-023

Prepared by: KIM BIVIN

DATE:

CASE #:

AMERICA'S WHOLESALE LENDER

Branch #: 0000950

100 CONCOURSE PKWY SUITE 100

BIRMINGHAM, AL 35244

Phone: (205)982-9484

Br Fax No.: (205)000-0000

DOCID#: 0009041952002005 BORROWER: CHRISTINA G. BISHOP

PROPERTY ADDRESS: 5027 APPLECROSS RD

BIRMINGHAM, AL 35242-3918

LEGAL DESCRIPTION EXHIBIT A

LOT 1, BLOCK 7, ACCORDING TO THE SURVEY OF APPLECROSS, AS RECORDED IN MAP BOOK 6, PAGE 42 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

LESS AND EXCEPT THAT PART SOLD IN VOLUME 324, PAGE 40, MORE PARTICULARLY DESCRIBED AS FOLLOW:

BEING AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 7; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 1, BLOCK 7, FOR 93.43 FEET; THENCE 132 DEG 24' 21" RIGHT AND RUN NORTHWESTERLY FOR 83.20 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF APPLECROSS ROAD, SAID POINT BEING ON A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 32 DEG 06' 10" AND A RADIUS OF 130.00 FEET; THENCE 106 DEG 18' 44" RIGHT TO THE CHORD OF SAID CURVEY AND RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR 72.84 FEET TO THE POINT OF BEGINNING.

FHAVA/CONV Legal Description Exhibit A 2C404-XX (04/03)(d)



