

16297

20071018000483920 1/2 \$56.00
Shelby Cnty Judge of Probate, AL
10/18/2007 08:32:31AM FILED/CERT

Shelby County, AL 10/18/2007
State of Alabama

Deed Tax: \$42.00

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN, PC
5 Riverchase Ridge
Birmingham, Alabama 35244

CHARLES BISHOP
345 S RIVER DRIVE
SHELBY, AL 35143

STATE OF ALABAMA
COUNTY OF Shelby

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED**

Know All Men by These Presents: That in consideration of **TWO HUNDRED EIGHT THOUSAND DOLLARS 00/100 (\$208,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, **JON W. VARDAMAN and SHEILA D. VARDAMAN, HUSBAND AND WIFE** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **CHARLES BISHOP and L. DIANNE BISHOP, HUSBAND AND WIFE**, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 48, according to the survey of LaCoosa Estates, as recorded in Map Book 5, Page 35, in the Probate Office of Shelby County, Alabama. LESS AND EXCEPT a part of Lot 48 described as follows: Commence at the Northwest corner of said Lot 48; thence run South along the line between Lots 48 and 49 a distance of 118.68 feet to the point of beginning; thence continue South along said lot line a distance of 31.32 feet to the Southwest corner of Lot No. 48; thence turn an angle of 123 degrees 07 minutes 10 seconds to the left and run a distance of 18.70 feet; thence turn an angle of 93 degrees 28 minutes 44 seconds to the left and run a distance of 26.23 feet to the point of beginning. Also that part of Lot 49, according to the Survey of Lacoosa Estates recorded in Map Book 5, Page 35, in the Office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows: Begin at the Northwest corner of Lot 48 of said Lacoosa Estates; thence run South along the line between Lots 48 and 49, a distance of 118.68 feet; thence turn an angle of 152 degrees 37 minutes 15 seconds to the right and run a distance of 9.58 feet; thence turn an angle of 29 degrees 40 minutes 10 seconds to the right and run a distance of 110.26 feet to the point of beginning.
Situating in Shelby County, Alabama.

SUBJECT TO:

1. TAXES FOR THE YEAR 2007 WHICH CONSTITUTE A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2008.
2. RESTRICTIVE COVENANTS AND CONDITIONS AS RECORDED IN DEED BOOK 254 PAGE 16 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
3. RIGHTS ACQUIRED BY ALABAMA POWER COMPANY IN CONDEMNATION PROCEEDINGS IN 1912 AS SHOWN IN FINAL RECORD 7 PAGE 1 AND AGREEMENT ENTERED INTO BETWEEN L.D. HAND AND WIFE AND ALABAMA POWER COMPANY SHOWN IN DEED BOOK 48 PAGE 565 IN DEED BOOK 48 PAGE 337 AND DEED BOOK 57 PAGE 102 AND RIGHTS ACQUIRED BY ALABAMA POWER COMPANY BY INSTRUMENT RECORDED IN DEED BOOK 242 PAGE

- 378 ALL RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
4. PERMITS TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 167 PAGE 107 AND DEED BOOK 277 PAGE 156 IN THE PROBATE OFFICE.
 5. RIGHT OF WAY TO SHELBY COUNTY, ALABAMA AS RECORDED IN DEED BOOK 227 PAGE 154 IN THE PROBATE OFFICE.

\$166,400.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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, 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 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, **JON W. VARDAMAN and SHEILA D. VARDAMAN, HUSBAND AND WIFE**, have hereunto set his, her or their signature(s) and seal(s), this the 12th day of October, 2007.



JON W. VARDAMAN



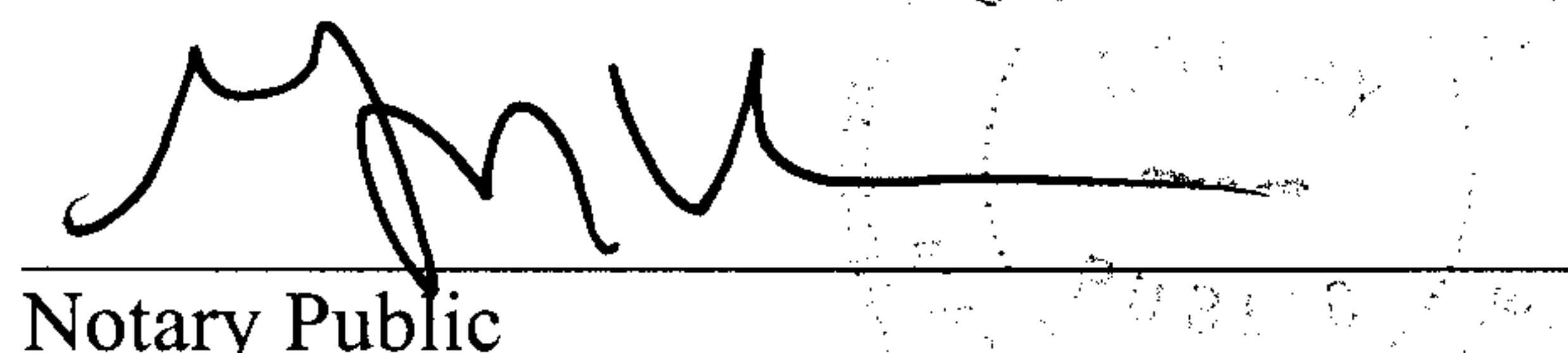
SHEILA D. VARDAMAN

**STATE OF ALABAMA
COUNTY OF SHELBY**

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **JON W. VARDAMAN and SHEILA D. VARDAMAN, HUSBAND AND WIFE**, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 12th day of October, 2007.



Notary Public

My commission expires: 9.29.2010