

Send tax notice to: Pamela J. Bishop, 634 Camden Cove Lane, Calera, Al. 35040

This instrument was prepared by: Duell Law Firm, LLC, 4320 Eagle Point Pkwy. Birmingham,
Al. 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama

County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One hundred seventy-six thousand and no/100 (\$176,000.00)** Dollars and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

Patricia Evelyn Hopper Parker as Executrix of the Estate of Floria Cook, deceased Shelby County Probate Case #PR-2009-000316 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Pamela J. Bishop and Tommy 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 121, according to the Survey of Camden Cove, Sector II, as recorded in Map Book 27, Page 26 in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$140,800 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Floria Cook was the surviving grantee of that certain deed recorded in Instrument #2002-16890.

The other Grantee Homer S. Cook having died on or about the 18 day of March, 2008


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 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 we have hereunto set our hands(s) and seal(s) this 18 day of December, 2009. _____.

 (Seal)

PATRICIA EVELYN HOPPER PARKER AS
EXECUTRIX OF THE ESTATE OF FLORIA COOK.
DECEASED, SHELBY CO. PROBATE CASE
#PR-2009-000316


20091223000468650 1/1 \$46.50
Shelby Cnty Judge of Probate, AL
12/23/2009 12:55:33 PM FILED/CERT

Shelby County, AL 12/23/2009

State of Alabama

Deed Tax : \$35.50