



20120104000004080 1/1 \$19.50
Shelby Cnty Judge of Probate, AL
01/04/2012 09:27:52 AM FILED/CERT

This instrument was prepared by:
David P. Condon, P. C.
100 Union Hill Drive Ste 200
Birmingham, AL 35209

Send tax notice to:
James L. Bischoff & Shannon E. Bischoff
4036 Oak Meadows Cove
Birmingham, Alabama 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
:
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **Two Hundred Seventy-Eight Thousand Five Hundred and 00/100 Dollars (\$278,500.00)** to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, I,

Eric B. Massey, an unmarried man

(hereinafter referred to as "Grantors") does grant, bargain, sell and convey unto

James L. Bischoff and Shannon E. Bischoff

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 3, according to the Survey of Meadows Cove, as recorded in Map Book 24, Page 53, in the Probate Office of Shelby County, Alabama.

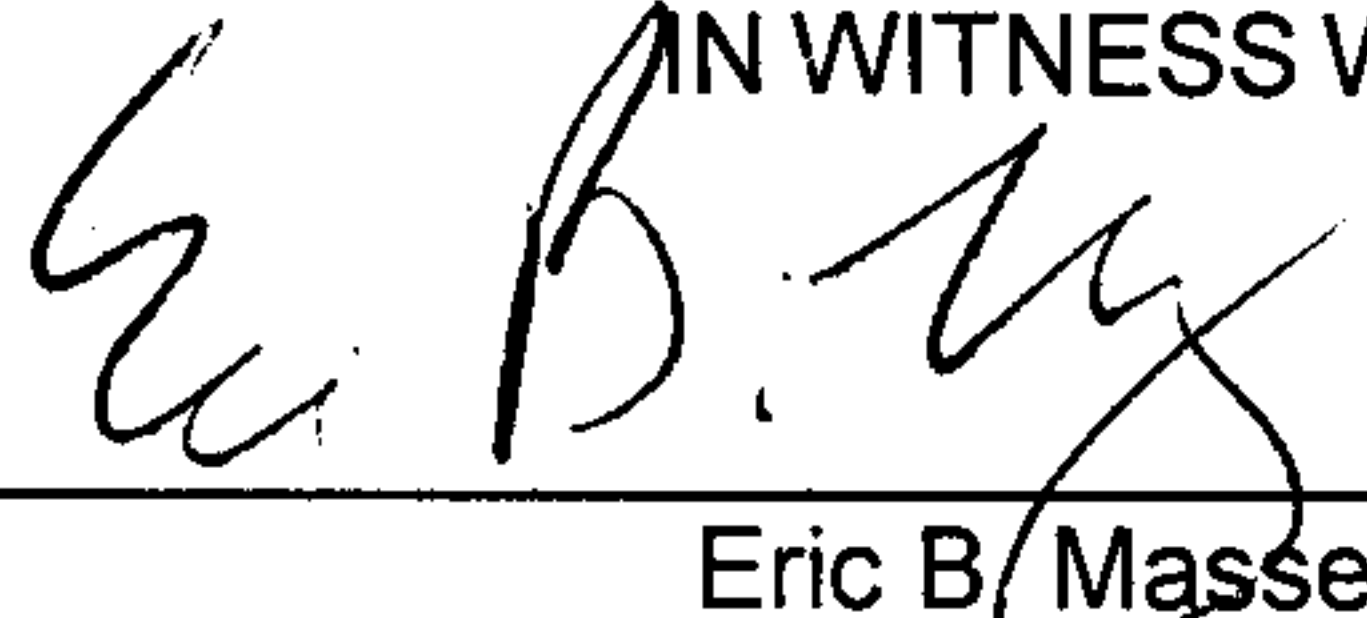
\$271,439.00 of the proceeds come from a mortgage recorded simultaneously herewith.

Subject to: (1) 2012 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantors; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto 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 do for myself and for my heirs, executors, and administrators covenant with Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that I am free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have set my hands and seals, this 22nd day of December, 2011.



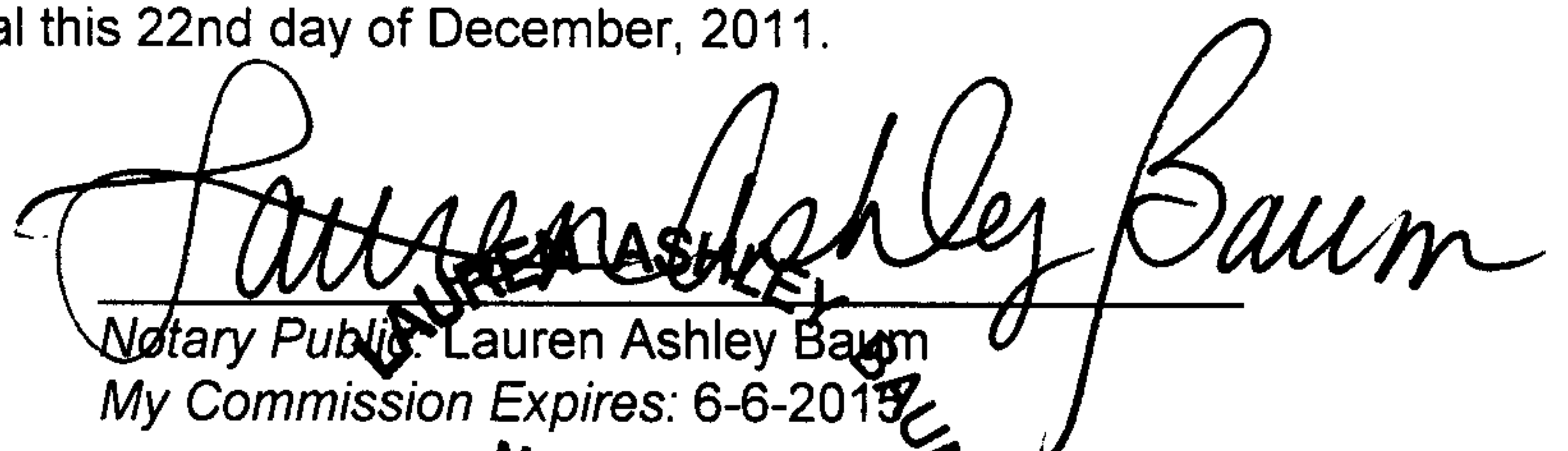
Eric B. Massey (Seal)

Shelby County, AL 01/04/2012
State of Alabama
Deed Tax: \$7.50

STATE OF ALABAMA)
:
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Eric B. Massey whose name 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 22nd day of December, 2011.



Notary Public: Lauren Ashley Baum
My Commission Expires: 6-6-2015
Notary Public

Expires: 6/6/2015
ALABAMA STATE NOTARY PUBLIC