

This instrument was prepared by

(Name) Thomas L. Foster, Attorney

(Address) 2010 City Federal Building, Birmingham, Alabama 35203

19780911000121620 1/2 \$.00
Shelby Cnty Judge of Probate, AL
09/11/1978 12:00:00AM FILED/CERT

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Thousand and no/100 (\$10,000.00) - - - - - DOLLARS

and the assumption of the hereinafter described mortgage,
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
John Paul Callahan, III, and wife, Susan E. Callahan,

(herein referred to as grantors) do grant, bargain, sell and convey unto
Hoyt E. Henderson and wife, A. Lavada Henderson,

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated
in Shelby County, Alabama to-wit:

All that part of the NE 1/4 of NW 1/4 of Section 30, Township 18, Range 2 East lying South of the
Central of Georgia Railroad right of way, except the following parcel of land to-wit: 15 acres
more or less owned by A.B. Turner, 2 acres known as the Beulah Church, 1/4 of an acre sold to
J.W. White, 2 1/2 acres known as Sterrett School and 1 1/2 acres sold to S.M. Goodwin.

Also, all that part of the SE 1/4 of SW 1/4 of Section 19, Township 18, Range 2 East lying South
and West of Central of Ga. Railroad right of way,

Above land being more particularly described as follows: Beginning at a point where South right
of way of Central of Georgia intersects West line of SE 1/4 of SW 1/4 of Section 19, Township
18, Range 2 East and run South along West line of said SE 1/4 of SW 1/4 of Section 19 and along
West line of NE 1/4 of NW 1/4 of Section 30, in Township 18, Range 2 East to a point which is 8
rods and 5 feet South of NW corner of NE 1/4 of NW 1/4 of said Section 30, which point is the
NW-corner of School lot and run SE direction along North line of school lot 31 1/2 rods more or
less to Pumpkin Swamp road; thence SW along Pumpkin Swamp road 20 rods and 6 feet more or less
to North line of A.B. Turner, lot, thence East along North line of A.B. Turner lot to NE corner
of said lot which point is 156 2/3 yards East of West line of said forty; thence South along East
line of Turner lot 567 feet more or less to a road; thence East along said road to a point which
is 233 feet West of Harpersville road and the corner of lot formerly belonging to S.M. Goodwin;
thence NE direction along said Goodwin lot 500 feet more or less to South right of way of said
Railroad; thence NW direction along South right of way line of said railroad to point of begin-
ning. Situated in Shelby County, Alabama.

SUBJECT TO: Taxes due in the year 1978;
Right of way to Alabama Power Company recorded in Volume 99, page 381, and Volume 123
page 44, in the Probate Office of Shelby County, Alabama.
Subject also to the rights of others, if any, to that certain property conveyed to
Mose Slaton by deed filed 3-1-1892 and recorded in Deed Book 16, page 92 and that
certain lot referred to as the "cemetery lot".

(CONTINUED ON REVERSE SIDE HEREOF)

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them,
then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent
remainder and right of reversion.

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 hand(s) and seal(s), this 1st
day of September, 1978

WITNESS:

NOTARY PUBLIC, SHELBY CO.
I CERTIFY THIS
1978 SEP 11 AM 11:00
(Seal)
(Seal)
(Seal)
JUDGE OF PROBATE

John Paul Callahan III (Seal)
John Paul Callahan, III (Seal)
Susan E. Callahan (Seal)
Susan E. Callahan

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that John Paul Callahan, III, and wife, Susan E. Callahan,
whose name s 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 they executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 1st day of September, A. D., 1978

Notary Public.

BOOK 314 PAGE 849

SUBJECT TO: All minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under subject property.

AS A PART of the consideration herein, the Grantees assume and agree to pay the balance of that certain mortgage heretofore executed by the Grantors herein to Lloyd Miller and Louise Miller in the amount of \$17,500.00 filed for record March 19, 1975, and recorded in Volume 344, page 899 in the Probate Office of Shelby County, Alabama, according to the terms set out therein.

John Paul Callahan III (SEAL)
John Paul Callahan, III

Susan E. Callahan (SEAL)
Susan E. Callahan

John Paul Callahan, III, grantee in Deed 291, Page 264, is one and the same person as John Paul Callahan, II, in deed 291, page 267 and mortgage 344, page 899.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1978 SEP 11 AM 9:15

Thomas W. Snowdy, Jr.
JUDGE OF PROBATE

Deed 10.00
Rec. 3.00
Ind. 1.00
14.00



19780911000121620 2/2 \$.00
Shelby Cnty Judge of Probate, AL
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BOOK 314 PAGE 850

FILED, 1978

RETURN TO

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
Title Insurance
BIRMINGHAM, ALA.