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Shelby Cnty Judge of Probate,AL
07/12/2006 04:02:36PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Four Hundred, Ninety Two Thousand Dollars and no/100 Dollars ($492,000.00) and other good and valuable consideration to the undersigned grantors,

MICHAEL A. CALLAHAN by his attorney in fact, TERESA L. CALLAHAN
and his wife, TERESA L. CALLAHAN

in hand paid by the grantees,

KERRY CARTER and BRYAN SHANAHAN

the receipt whereof is hereby acknowledged the said grantors do grant, bargain, sell and convey unto the said grantees the following described real estate situated in Shelby County, Alabama, to-wit:

A part of the NE ¼ of the NE ¼ of Section 29, Township 21 South, Range 1 West, a part of the NW ¼ o the NW ¼of Section 28, Township 21 South, Range 1 West, a part of the SE ¼ of the SE ¼ of Section 20, Township 21 South, Range 1 West and the SW ¼ of the SW ¼ of Section 21, Township 21 South, Range 1 West:

Commence at the NW corner of Section 28, Township 21 South, Range 1 West; thence run Easterly along the North line thereof 55.25 feet; thence 51 deg. 36 min. 53 sec. left run Northeasterly 68.73 feet to the point of beginning; thence 16 deg. 00 min. 48 sec. right run Northeasterly 507.60 feet; thence 19 deg. 43 min. 34 sec. right for 85.90 feet; thence 94 deg. 49 min. 54 sec. left run Northwesterly 305.07 feet; thence 29 deg. 15 min. 50 sec. left run Westerly 209.16 feet; thence 26 deg. 06 min. 33 sec. left run Southwesterly 367.30 feet; thence 5 deg. 26 min. left for 219.90 feet; thence 8 deg. 47 min. 48 sec. left for 267.30 feet; thence 8 deg. 20 min. left for 610.00 feet to the West line of the SE ¼ of the SE ¼ of Section 20, Township 21 South, Range 1 West; thence 51 deg. 27 min. 39 sec. left run Southerly along said ¼¼line and the West line of the NE ¼of the NE ¼of said Section 29 for 1173.62 feet to the Northerly right of way of Alabama State Highway #70; thence 97 deg. 53 min. 11 sec. left run Easterly along said right of way for 130.00 feet; thence 90 deg. 00 min. right along said right of way for 25.00 feet; thence 90 deg. 00 min. left continue along said right of way for 600 feet; thence 90 deg. 00 min. left for 5.00 feet; thence 90 deg. 00 min. right for 353.03 feet to a curve to the right (having a radius of 2625.70 feet and a central angle of 2 deg. 29 min. 43 sec.); thence run along said curve and right of way for 245.0 feet; thence 90 deg. 00 min. left from tangent of said curve run Northerly 10.00 feet to a curve (having a radius of 5635.70 feet and a central angle of 2 deg. 16 min. 46 sec.); thence 90 deg. 00 min. right to tangent of said curve, run Easterly along said curve and right of way for 224.21 feet; thence 91 deg. 29 min. 18 sec. left from chord of said curve run Northerly 944.75 feet to the point of beginning.

Less and except the following described property:

Commence at the NW corner of Section 28, Township 21 South, Range 1 West; thence run Easterly along the North line thereof for 55.25 feet; thence 51 deg. 36 min. 53 sec. left run Northeasterly 68.73 feet; thence 134 deg. 36 min. 57 sec. right run Southerly 911.19 feet; thence 90 deg. 05 min. 58 sec. right for 28.55 feet to the point of beginning; thence continue last described course for 30.30 feet; thence 93 deg. 12 min. 46 sec. left run Southerly 30.53 feet; thence 87 deg. 48 min. 58 sec. left for 30.01 feet; thence 91 deg. 40 min. 11 sec. left for 30.00 feet to the point of beginning .

Also a 20 foot easement for ingress and egress, the Easterly line of which is described as follows: Commence at the NW corner of Section 28, Township 21 South, Range 1 West; thence run Easterly along the North line thereof for 55.25 feet; thence 51 deg. 36 min. 53 sec. left run Northeasterly 68.73 feet; thence 16 deg. 00 min. 48 sec. left run Northeasterly 507.60 feet; thence 19 deg. 43 min. 34 sec. right for 85.90 feet to the point of beginning; thence 180 deg. 00 min. right run Southwesterly 85.90 feet; thence 19 deg. 43 min. 34 sec. left for 507.60 feet; thence 29 deg. 22 min. 15 sec. left run Southerly 945.57 feet to the Northerly right of way of Alabama State Highway #70 and the point of

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ending.

A part of the NE ¼of the NE 1/4, Section 29, Township 21 South, Range 1 West, and a part of the NW ¼of the NW 1/4, Section 28, Township 21 South, Range 1 West, Shelby County, Alabama, identified as Tract No. 1, Project No. BR-0070(500),more particularly described as follows: Commence at the northwest corner of said NW ¼of NW ¼thence southerly along the west boundary of said NW ¼of NW ¼a distance of 887.28 feet to a point on the required right of way line (said point offset 80.00 feet and perpendicular to the Project centerline), the point of beginning; thence northeasterly along said required right of way line, parallel with said Project centerline, a distance of 223.07 feet to a point on the easterly property line (said point offset 80.00 feet and perpendicular to said Project centerline at Station 106+11.90); thence southerly along said easterly property line a distance of 32.28 feet to a point on the present northwest right of way line of State Road 70 (said point offset 47.72 feet and perpendicular to said Project centerline at Station 106+11.45); thence southwesterly along said present northwest right of way line a distance of 223.07 feet to a point on an offset in said present northwest right of way line (said point offset 62.85 feet and perpendicular to said Project centerline at Station 103+88.91); thence southeasterly a distance of 10 feet, more or less, to a point on the present right of way line of State Road 70 (said point offset 52.85 feet and perpendicular to said Project centerline at Station 103+88.42); thence southwesterly along said northwest right of way line a distance of 388.48 feet to a point (said point offset 60.06 feet and perpendicular to said Project centerline at Station 100+00.00); thence northwesterly a distance of 20 feet, more or less, to a point on the required right of way line (said point offset 80.00 feet and perpendicular to said Project centerline at Station 100+00.00); thence northeasterly along said required right of way line and parallel with said Project centerline for a distance of 388.83 feet, more or less, to the point of beginning.

All being situated in Shelby County, Alabama.

$467,700.00 of the above consideration is paid by a Purchase Money Mortgage.

TO HAVE AND TO HOLD, to the said grantees and their heirs, successors and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators covenant with the said grantees, their heirs, successors and assigns, that we are lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal, this the 6th day of July, 2006.

Michael A. Callahan
attorney in fact

WITNESS:

_____

_____
MICHAEL A. CALLAHAN by his
attorney in fact, TERESA L. CALLAHAN

_____

_____
TERESA L. CALLAHAN

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Michael A. Callahan, whose name is signed by his attorney in fact, Teresa L. Callahan to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance she executed the same voluntarily as his act on the day the same bears date.

Given under my hand and seal this the 6th day of July, 2006.

OFFICAL SEAL
F. WAYNE KEITH
Notary Public - Alabama
State at Large
My Comm. Expires 12-8-2009

_____
Notary Public

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Teresa L. Callahan, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 6th day of July, 2006.

OFFICAL SEAL
F. WAYNE KEITH
Notary Public - Alabama
State at Large
My Comm. Expires 12-8-2009

Notary Public

This Instrument was prepared by:
F. Wayne Keith, Attorney
160 Yeager Parkway, Suite 105
Pelham, Alabama 35124

Send Tax Notice to:
Kerry Carter
97 Cabello Circle
Chelsea, Alabama 35043

Shelby County, AL 07/12/2006
State of Alabama

Deed Tax:$24.50

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