

This instrument was prepared by

(Name) WALLACE, ELLIS & FOWLER, Attorneys

(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of THIRTY-FIVE THOUSAND, TWO HUNDRED, EIGHTY AND NO/100 DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Callie Callaway, a widow; Bernice Callaway, a widow; Bernita Callaway Armstrong, a widow; Keith Callaway, a single man; Nathaniel Callaway, a single man; Gloria Jean Callaway, a single woman

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Paul L. Yeager

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby

County, Alabama, to-wit:

A parcel of land situated in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, and the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows, to-wit: Begin at the intersection of the West right-of-way line of Shelby County Highway No. 33 and the South boundary line of the N $\frac{1}{2}$ of Section 13, Township 20 South, Range 3 West; run thence Westerly along the South boundary of the N $\frac{1}{2}$ of said Section 13, a distance of 722 feet, more or less, to a point, which point is 210 feet due East of the intersection of the said South boundary line of the N $\frac{1}{2}$ of Section 13, in the centerline of an existing dirt road; thence turn to the right and run northerly parallel with the centerline of said dirt road a distance of 600 feet to a point; thence turn to the left and run Westerly parallel with the Southern boundary of the N $\frac{1}{2}$ of said Section 13 a distance of 210 feet more or less to a point in the centerline of the existing dirt road; thence turn to the right and run Northerly along the centerline of said dirt road a distance of 725 feet more or less to a point, said point being the intersection of the dirt road and an East West fence line; thence turn an angle to the right of 65 deg. 11' and run Easterly a distance of 1044 feet more or less to a point on the ridge line of the mountain; thence turn an angle to the right 120 deg. 01' and run southerly along ridge line of said mountain a distance of 130.6 feet to a point, said point being an iron axle driven in the ground; thence turn an angle of 114 deg. 20' to the left and run Easterly a distance of 392.43 feet to a point, said point being an iron pipe driven in the ground on the West right-of-way line of Shelby County Highway No. 33; thence turn an angle to the right of 121 deg. 25' and run Southerly along the West right-of-way line of Shelby County Highway No. 33 a distance of 1544 feet more or less to a point on the South boundary of the N $\frac{1}{2}$ of Section 13, Township 20 South, Range 3 West, said point being the point of beginning.

Grantors do hereby separately and severally certify that they, along with Willie George Callaway, a single man, constitute all of the heirs at law of Bennie Callaway, deceased, who died on September 16, 1969, in Shelby County, Alabama, without leaving a last will and testament.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

day of , 1974

Keith Callaway (Seal)
Nathaniel Callaway (Seal)
Gloria Jean Callaway (Seal)
(Gloria Jean Callaway)

Callie Callaway (Seal)
Bernice Callaway (Seal)
Bernita Callaway Armstrong (Seal)
(Bernita Callaway Armstrong)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Callie Callaway 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2 day of April, A. D., 1974

Notary Public.

STATE OF MICHIGAN }
CALHOUN COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Bernice Callaway whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before on this day, 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 official seal this 21st day of February A. D., 1974

Betty J. O'Dell
Betty J. O'Dell Notary Public.
Calhoun County, Michigan
My commission expires 9/7/75

STATE OF MICHIGAN }
CALHOUN COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Bernita Callaway Armstrong whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before on this day, 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 official seal this 21st day of February A. D., 1974

Betty J. O'Dell
Betty J. O'Dell Notary Public.
Calhoun County, Michigan
My commission expires 9/7/75

STATE OF MICHIGAN }
CALHOUN COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Keith Callaway whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before 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 21st day of February A. D., 1974

Betty J. O'Dell
Betty J. O'Dell Notary Public.
Calhoun County, Michigan
My commission expires 9/7/75
General Acknowledgment

STATE OF MICHIGAN }
CALHOUN COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Nathaniel Callaway whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before 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 21st day of February A. D., 1974

Betty J. O'Dell
Betty J. O'Dell Notary Public.
Calhoun County, Michigan
My commission expires 9/7/75

STATE OF MICHIGAN }
CALHOUN COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Gloria Jean Callaway whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before on this day, 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 official seal this 18 day of March A. D., 1974

Betty J. O'Dell
Betty J. O'Dell Notary Public.
Calhoun County, Michigan
My commission expires 9/7/75

BOOK 286 PAGE 164
STATE OF ALA. SHELBY CO.
I HEREBY CERTIFY THIS
DOCUMENT WAS FILED
IN THE OFFICE OF THE
CLERK OF THE PROBATE
COURT OF SHELBY COUNTY
ALABAMA
ON 2-2-74
AT 3:25 PM
BY
J. M. Boudier
CLERK OF PROBATE