

3101

NAME James R. DavisADDRESS 1122 North 22nd Street, Birmingham, AL

WARRANTY DEED (Without Survivorship)

State of Alabama

JEFFERSON

COUNTY

Know All Men By These Presents,

See Mtg 344-899

That in consideration of (\$22,500.00) Twenty-two Thousand Five Hundred and no/100--DOLLARS

to the undersigned grantor Lloyd Miller and wife, Louise Miller

in hand paid by John Paul Callahan, III

the receipt whereof is acknowledged we the said
Lloyd Miller and wife, Louise Millerdo grant, bargain, sell and convey unto the said
John Paul Callahan, III

the following described real estate, situated in Shelby

County, Alabama,

to-wit:

See attached "Exhibit A"
which is incorporated herein
by reference

SUBJECT TO:

1. A life estate vested in Elbert Miller and Bessie C. Miller.
2. Current ad valorem taxes.
3. Right of way in favor of Alabama Power Company recorded in Deed Book 99, Page 381, and Deed Book 123, Page 44.
4. 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".



19750319000012300 1/3 \$.00
Shelby Cnty Judge of Probate, AL
03/19/1975 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD, To the said

John Paul Callahan, II

heirs and assigns forever.

And we

do, for ourselves and for our

heirs, executors and administrators, covenant

with the said

John Paul Callahan, II

heirs and assigns, that we lawfully seized in fee simple of said premises; that they are free from all encumbrances;

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

John Paul Callahan, II

heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we

have hereunto set our

hand and seal S

this

day of

March

19 75

WITNESSES

Lloyd Miller
Lloyd Miller
Louise Miller
Louise Miller

HOME 0230449

J. WILSON PINSMORE
ATTORNEY AT LAW

308 NORTH 21ST ST.
BIRMINGHAM, AL. 35205

WARRENTY DEED
(WITHOUT SURVIVORSHIP)

STATE OF ALABAMA,
County.

This form furnished by
ALABAMA TITLE COMPANY, INC.

Agents for
COMMONWEALTH LAND TITLE INSURANCE CO.
615 No. 21st Street
Birmingham, Alabama 35203

Judge of Probate
COMMONWEALTH LAND TITLE INSURANCE
COMPANY

Form B 3013-1

19750319000012300 2/3 \$.00
Shelby Cnty Judge of Probate, AL
03/19/1975 12:00:00AM FILED/CERT

State of ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Lloyd Miller and wife, Louise Miller
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 14th day of March A. D., 19 75

J.B. Davis
Notary Public

BOOK 291 PAGE 285

State of }
COUNTY }

General Acknowledgment

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

Given under my hand and official seal this day of A. D., 19

Notary Public

State of }
COUNTY }

Corporation Acknowledgment

I, a Notary Public in and for said County in said State,
hereby certify that
whose name as of
a Corporation, 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, as such officer and with full authority, executed
the same voluntarily for and as the act of said corporation.

Given under my hand, this the day of 19

Notary Public

EXHIBIT "A"



19750319000012300 3/3 \$.00
Shelby Cnty Judge of Probate, AL
03/19/1975 12:00:00AM FILED/CERT

291 PAGE 266

BOOK

Lloyd Miller

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, containing in all 16 acres more or less.

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 beginning. Situated in Shelby County, Alabama.

U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
JUDGE IF NECESSARY
Clerk of Probate
MAR 19 AM 8:20
DEED 5:00
SHELBY COUNTY, ALA. CLERK OF PROBATE
I CERTIFY THIS
INSTRUMENT WAS FILED