

6789

WARRANTY DEED

STATE OF MICHIGAN) KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF CALHOUN)

That in consideration of SIX THOUSAND AND 00/100 DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, 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, of 13 Orchard Knoll, Albion, Michigan, (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 SW $\frac{1}{4}$ of NE $\frac{1}{4}$ and the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows, to-wit:

Commence 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 the 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 South boundary line of the N $\frac{1}{2}$ of Section 13, in the centerline of an existing dirt road, said point being the point of beginning. 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 along the centerline of said dirt road a distance of 725 feet, more or less, to an existing fence line; thence turn to the left and run along said fence line a distance of 280 feet, more or less, to the intersection of another fence line; thence turn to the right and run along said fence line 110 feet, more or less, to the north line of S $\frac{1}{2}$ of the N $\frac{1}{2}$ of said section; thence turn to the left and run west along said section sixteenth line 675 feet, more or less, to the top of a ridge; thence turn to the left and run southerly along the top of the ridge to a point on the section quarter line which is 1020 feet, more or less west of the place of beginning; thence turn to the left and run east along the section quarter line 1020 feet, more or less to the point of beginning.

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

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, his heirs and assigns, that we are lawfully seized in fee simple of the said premises; that they are free from 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

BOOK 299 PAGE 709



19760713000064600 1/2 \$.00
Shelby Cnty Judge of Probate, AL
07/13/1976 12:00:00 AM FILED/CERT

and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 30th day of June, 1976.

Witnesses to signatures of
Bernice Callaway, Bernita
Callaway Armstrong, Keith
Callaway, Nathaniel Callaway:

Otis W. Myers

Irene M. Sibal

Witness to signature of
Gloria Jean Callaway:

Henry W. Armstrong

Peter Long

STATE OF MICHIGAN)
COUNTY OF CALHOUN)^{ss}

On this 30th day of June, 1976, before me, a Notary Public, in and for said County, personally appeared Bernice Callaway, Bernita Callaway Armstrong, Keith Callaway, Nathaniel Callaway, to me known to be the same persons described in and who executed the within instrument, who each acknowledged the same to be his free act and deed.

Irene M. Sibal
Irene M. Sibal, Notary Public
Calhoun County, Michigan
My comm. exp. March 12, 1979

STATE OF Ohio
COUNTY OF Summit

On this 21st day of June, 1976, before me, a Notary Public, in and for said County, personally appeared Gloria Jean Callaway, to me known to be the same person described in and who executed the within instrument, who acknowledged the same to be her free act and deed.

Robert B. Thompson
Notary Public
County, Summit
Ohio

This instrument prepared by: My commission expires:

Otis W. Myers
Attorney-at-Law
401 N. Superior St.
Albion, Michigan 49224

2-11-1979

19760713000064600 2/2 \$.00
Shelby Cnty Judge of Probate, AL
07/13/1976 12:00:00 AM FILED/CERT