

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & 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 THREE THOUSAND, FOUR HUNDRED, SIXTY-EIGHT AND 00/100 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 SW $\frac{1}{4}$  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: 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 said 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 left and run southerly along the centerline of said dirt road a distance of 600 feet to a point, said point being the intersection of the Southerly boundary of the N $\frac{1}{2}$  of said Section 13 and the centerline of the said dirt road; thence turn left and run Easterly along the Southern boundary of the N $\frac{1}{2}$  of said Section 13 a distance of 210 feet more or less to a point, said point being the point of beginning.

19760817000077880 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
08/17/1976 12:00:00AM FILED/CERT

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 11<sup>th</sup> day of NOV., 1975.

Callie Callaway (Seal)

(Seal)

(Seal)

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 11<sup>th</sup> day of October NOV. A. D. 1975.

Donald R. Mungley

Notary Public.

BOOK 300 PAGE 429