

2094



STATE OF ALABAMA }  
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Forty-Seven Thousand Four Hundred Ninety and No/100--DOLLARS (\$47,490.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Alston Callahan and wife, Eivor H. Callahan, See Mtg 361-263

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

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the Northeast corner of the Southeast quarter of Section 6, Township 20 South, Range 3 West, proceed in a southerly direction for 163.70 feet to the point of beginning, thence proceed along the said quarter-quarter line in a southerly direction a distance of 400 feet, thence turn an angle of 90° to the right and proceed in a westerly direction a distance of approximately 1,863 feet, more or less to the intersection of the south boundary of the south Shades Crest Road, thence turn an angle to the right and proceed along the said south side of the South Shades Crest Road for a distance of approximately 485 feet more or less, to the intersection of the North/East-West boundary line of that certain property presently owned by Alston Callahan, M.D., thence turn an angle to the right and proceed in an easterly direction along the North line of said parcel of land owned by Alston Callahan, M.D., for a distance of approximately 1,583 feet more or less to the point of beginning.

Subject to: Taxes due in the year 1977 which are a lien but not due and payable until October 1st, 1977. Right of way to Alabama Power Company recorded in Volume 139, page 429, in the Probate Office of Shelby County, Alabama.

\$33,717.90 of the purchase price recited above was paid from a mortgage note taken by grantors simultaneously herewith.

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 ~~we~~ (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 31st day of December, 1976.

BOOK 303 PAGE 240  
STATE OF ALABAMA  
INSTRUMENT NO. 1400  
1977 JAN -4 AM 8:31  
Deed Ad 1400  
CLERK OF PROBATE

(Seal) Alston Callahan (Seal)  
Eivor H. Callahan (Seal)  
(Seal)

STATE OF ALABAMA }  
Jefferson COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Alston Callahan and wife, Eivor H. Callahan whose names 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 31st day of December, A. D., 1976

Notary Public.