This instrument was prepared by

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19791115000149730 1/1 $.00
Shelby Cnty Judge of Probate,AL
11/15/1979 12:00:00AM FILED/CERT

(Name) This instrument was prepared by J. W. Patton, Jr., Stone, Patton & Kierce, Bessemer, Alabama

(Address)

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

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

That in consideration of FIFTY ONE THOUSAND THREE HUNDRED AND NO/100 ($51,300.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

THOMAS WILLIAM CALLAGHAN, JR. and wife, DEBORAH L. CALLAGHAN,

(herein referred to as grantors) do grant, bargain, sell and convey unto

JAMES H. HEGWOOD and CLARA M. HEGWOOD

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in SHELBY County, Alabama to-wit:

Lot 11, according to map of Bridlewood Forest Subdivision, as recorded in Map Book 5, Page 52, in the Probate Office of Shelby County, Alabama.

SUBJECT to current year's taxes

BOOK 323 PAGE 290

$38,500.00 of the above recited consideration was furnished to Grantees through a loan from First Federal Savings and Loan Association of Bessemer secured by mortgage of said real estate executed simultaneously with the delivery of this deed.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 hand(s) and seal(s), this 14th day of November, 19 79.

WITNESS:

See Mtg 398-289

Deed Tax 13.00
Rec. 1.50
1.00
15.50

Thomas William Callaghan, Jr. (Seal)
Thomas William Callaghan, Jr.

Deborah L. Callaghan (Seal)
Deborah L. Callaghan

(Seal)

(Seal)

1979 NOV 15 AM 9 25

STATE OF ALABAMA
JEFFERSON COUNTY }

General Acknowledgment

I, Charlie Lou Jayne, a Notary Public in and for said County, in said State, hereby certify that Thomas William Callaghan, Jr. and wife, Deborah L. Callaghan, whose name 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 November, A. D., 19 79.

Charlie Lou Jayne
Notary Public.

Return to: J. W. Patton, Jr., Stone, Patton & Kierce
P. O. Box 237, Bessemer, Al 35020