

THIS INSTRUMENT WAS PREPARED BY
THOMAS A. CADDELL P. O. BOX 1727
DECATUR, ALABAMA 35601

STATE OF ALABAMA)
COUNTY OF SHELBY)

838

WARRANTY DEED

19800123000010200 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
01/23/1980 00:00:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS :

That in consideration of THIRTY-EIGHT THOUSAND THREE HUNDRED THIRTY-THREE AND 33/100 DOLLARS (\$38,333.33) cash and other good and valuable consideration to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is acknowledged, Grantors, Edward E. Callen and Kay Callen, husband and wife, do grant, bargain, sell and convey unto Southeastern Properties, Ltd., an Alabama limited partnership, herein referred to as Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Beginning at the NE corner of the Earmon C. Davis lot, said point of beginning being at the intersection of the north line of the SW 1/4 of the NE 1/4 of Section 18, Township 21, Range 2 West and the west right-of-way line of Old U. S. Highway 31 (or the Birmingham-Montgomery Highway); thence in a southeasterly direction along the west right-of-way line of Old U. S. Highway 31, 966 feet to the NE corner of the 15,000 square foot lot herein conveyed and the true point of beginning; thence 90° to the right 150 feet; thence 90° to the left 100 feet; thence 90° to the left 150 feet to the west right-of-way line of Old U. S. Highway 31; thence 90° to the left 100 feet to the true point of beginning. Said lot containing 15,000 square feet, more or less, and being located in the SE 1/4 of the NE 1/4 of Section 18, Township 21, Range 2 West, Shelby County, Alabama.

Said above described parcel of land is a part of that tract of land conveyed in that certain deed from J. C. Garrett and wife, Indor Garrett, to J. E. Naish and C. B. Naish, which deed is recorded in Deed Book 75, Page 250, in the Office of the Judge of Probate of Shelby County, Alabama.

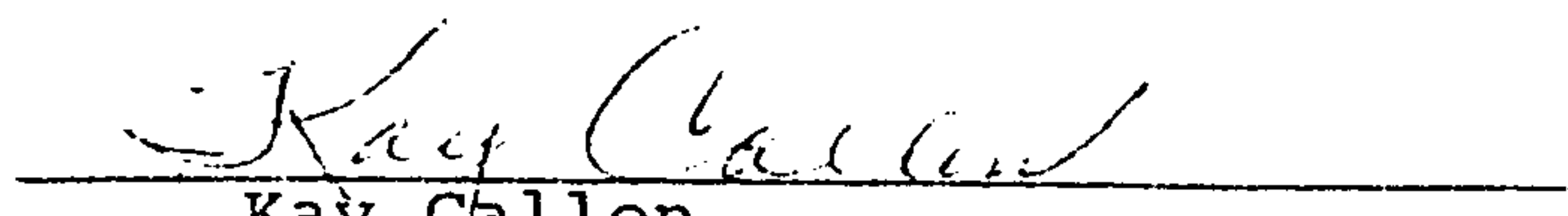
This conveyance is subject to lease to United States Postal Service which is transferred to and assumed by Grantee.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

The said Edward E. Callen and Kay Callen do for themselves, their heirs and assigns, covenant with the said Southeastern Properties, Ltd., its successors and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will, and their heirs and assigns shall, warrant and defend the same to the said Southeastern Properties, Ltd., its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 23rd day of January, 1980.

 (SEAL)
Edward E. Callen

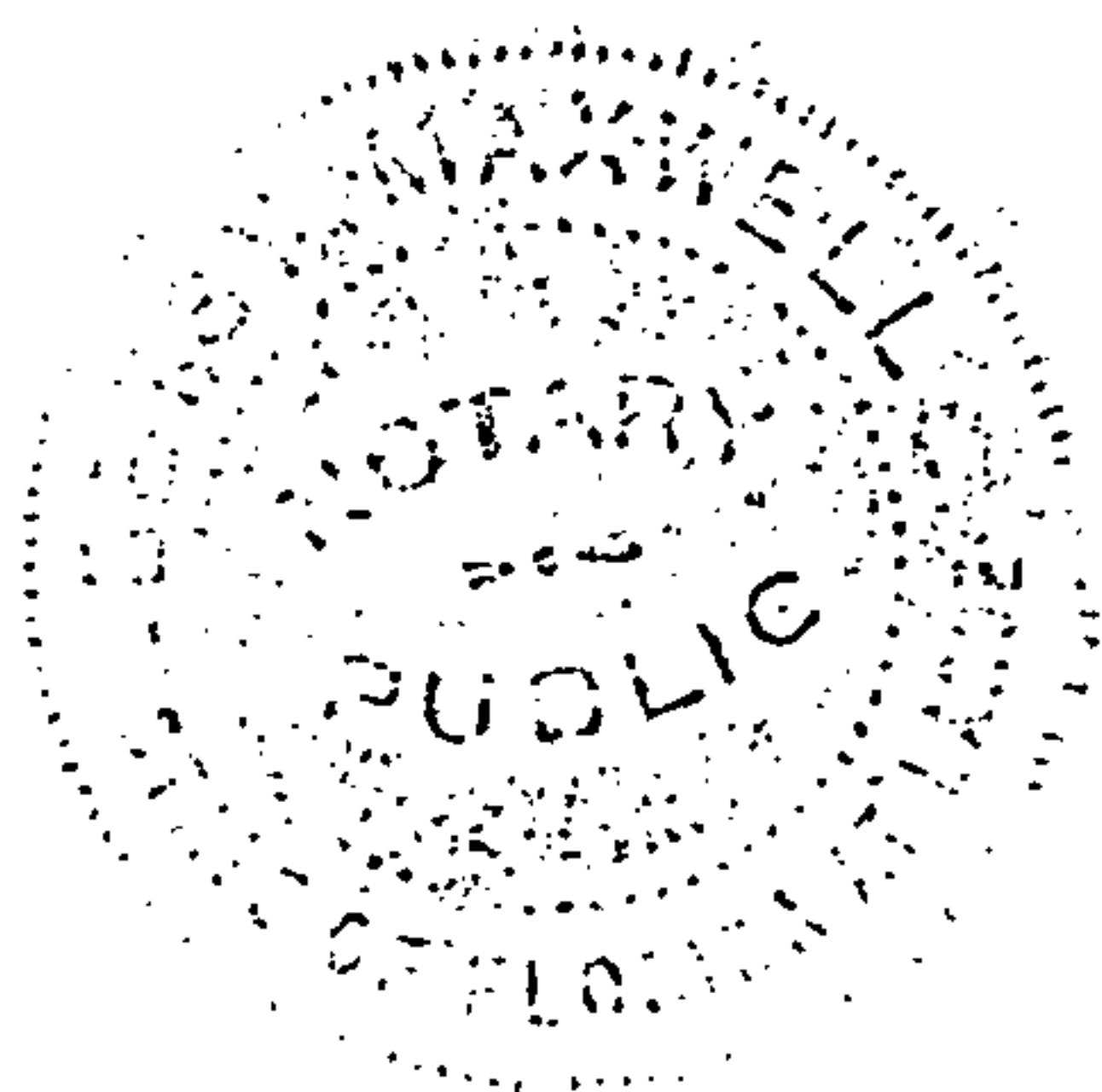
 (SEAL)
Kay Callen

STATE OF Florida)
COUNTY OF Brevard)

I, the undersigned authority, a notary public in and for said county in said state, hereby certify that Edward E. Callen and Kay Callen, husband and wife, 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 said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of January, 1980.

Betsy Muehl
Notary Public



NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES JUNE 29, 1983
BONDED THROUGH MUROSKE-ASHTON, INC.

19800123000010200 Pg 2/2 .00
Shelby Cnty Judge of Probate, AL
01/23/1980 00:00:00 FILED/CERTIFIED

BOOK 324 PAGE 602

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
1980 JAN 23 AM 10:05

Thomas A. J. J. J.
JUDGE OF PROBATE

Deed Tax 38.50
Rec. 3.00
Ind. 1.00
42.50