

This instrument was prepared by

(Name) White E. Gibson, Jr. GRANTEE:

(Address) Lange, Simpson, Robinson & Somerville, 1700 First Alabama Bank Building, Birmingham, Alabama 35203

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 One and 00/100 (\$1.00) Dollar and other valuable

considerations

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Jeanette C. Hilton, a widow

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

Joan Callahan

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

Undivided one-half interest in and to the following described property:

The Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$); the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) and all that part of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) lying east of Waxahatchee Creek, all being in Section 21, Township 215, Range 1 West, Shelby County, Alabama; also all that part of the North (N) ten (10) acres of the Northwest Quarter (NW $\frac{1}{4}$) of the Northwest (NW) one half ($\frac{1}{2}$) of Section 28, Township 215, Range 1 West, Shelby County, Alabama, lying East (E) of Waxahatchee Creek. Situated in Shelby County, Alabama.

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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 (~~was~~) 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, I have hereunto set my hands(s) and seal(s), this 5th day of April, 19 84.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 APR 23 AM 10:01

Deed tax 46.00
Rec. 1.50
Inf. 1.00
48.50 (Seal)

Jeanette C. Hilton (Seal)
Jeanette C. Hilton (Seal)

Thomas A. Henderson, Jr. (Seal)
JUDGE OF PROBATE

STATE OF ~~ALABAMA~~ FLORIDA
~~SHELBY~~ DADE COUNTY

General Acknowledgment

I, Jeanette C. Hilton, a Notary Public in and for said County, in said State, hereby certify that is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that, being informed of the contents of the same, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th April, A. D., 19 84

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. MAR 11, 1988
BONDED THRU GENERAL INS. UNO.

Baris H. Lindquist Public.