

NAME Dale Corley, Attorney  
 ADDRESS 2100 16th Avenue So.  
Birmingham, Alabama 35205

1608 King Charles Court  
Alabaster, Alabama 35007

WARRANTY DEED (Without Survivorship)

**Alabama Title Co., Inc.**

BIRMINGHAM, ALA.

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seven Thousand Six Hundred and No/100 (\$7,600.00) Dollars  
 and the assumption of the hereinafter mortgages

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

Harry E. Garwood, an unmarried man

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

Janice O. Callahan

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

Lot 61, according to the Survey of Kingwood, First Addition, as  
 recorded in Map Book 6 Page 90, in the Probate Office of Shelby  
 County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way,  
 limitations, if any, of record.

And as part of the consideration, the herein grantee expressly assumes and promises  
 to pay the following mortgages:

- Mortgage to Jackson Company recorded in Volume 363, Page 826, and assigned to Federal National Mortgage Association in Misc. Vol. 20, Page 100 in said Probate Office.
- Mortgage to Charles L. Padgett and Anne R. Padgett, recorded in Volume 414 Page 450 in said Probate Office.

This deed is being re-recorded to correct the date of the year in the  
 acknowledgement to 1984 which had an erroneous date of 1986.

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, I have hereunto set my hands(s) and seal(s), this 6th  
 day of January, 19 84.

NOTARY PUBLIC

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Harry E. Garwood

General Acknowledgment

STATE OF ALABAMA

Jefferson

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State,  
 hereby certify that, Harry E. Garwood, an unmarried man  
 whose name is 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 he executed the same voluntarily  
 on the day the same bears date.

Given under my hand and seal this 6th day of January, A. D., 19 84