

Send Notice To: Joseph Calloway
1320 Shawnee Circle
Alabaster, AL. 35007



american title insurance company

This instrument was prepared by 2119 3RD AVENUE NORTH • BIRMINGHAM, AL. 35203 • (205) 254-8080

(Name) CLAIBORNE P. SEIER, ATTORNEY-SEIER, JOHNSTON & WALLACE

(Address) 2100 SouthBridge Parkway, Suite 376, Birmingham, AL. 35209

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY-NINE THOUSAND NINE HUNDRED AND NO/100 (\$89,900.00) DOLLARS

to the undersigned grantor, Don Murphy Construction Co., Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto
JOSEPH CALLOWAY and wife, JANA S. CALLOWAY

(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 the County of Shelby, State of Alabama, to-wit:

Lot 12, according to the Survey of Navajo Hills, 8th Sector, as
recorded in Map Book 9, Page 94, in the Probate Office of Shelby
County, Alabama. Mineral and mining rights excepted.

SUBJECT TO: (1) Taxes for the current year 1986 and subsequent years.
(2) Easements, restrictions, reservations, rights-of-way, limitations,
covenants and conditions of record, if any.

\$69,000.00 of the purchase price of the property described herein has been
paid by the proceeds of a first mortgage loan executed and recorded simultaneously
herewith.

BOOK 073 PAGE 495

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

1986 MAY 27 AM 10:30

Thomas P. Anderson, Jr.
JUDGE OF PROBATE

1. Deed Tax \$21.00
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 24.50

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 con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant
and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Donald R. Murphy
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 19th day of May 1986.

ATTEST:

Don Murphy Construction Co., Inc.

By Donald R. Murphy President

Secretary

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned authority a Notary Public in and for said County in said
State, hereby certify that Donald R. Murphy
whose name as President of Don Murphy Construction Co., Inc.
a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as
the act of said corporation,

Given under my hand and official seal, this the 19th day of May, 1986.

B.T.B

My Commission Expires: 4/8/87

Clathorne P. Seier

Notary Public