

This form furnished by:

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This instrument was prepared by:

(Name) Daniel M. Spittler, Attorney

(Address) 108 Chandalar Drive

Pelham, Alabama 35124

Send Tax Notice to:

(Name) Mr. Brent L. Callihan

(Address) 154 Mallard Pointe Circle

Pelham, Alabama 35124

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TEN THOUSAND AND NO/100 (\$110,000.00) DOLLARS

to the undersigned grantor, **ROY MARTIN CONSTRUCTION, 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

BRENT L. CALLIHAN and wife, CHARLOTTE H. CALLIHAN

(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 38, according to the survey of Mallard Pointe subdivision as recorded in Map
Book 10 page 70 in the Probate Office of Shelby County, Alabama; being situated in
Shelby County, Alabama.

SUBJECT TO:

Building setback line of 40 feet reserved from Mallard Pointe Circle as shown by
plat.

Public utility easements as shown by recorded plat, including easements of 5 feet on
the North, West and East sides and 10 feet on the South side of lot.

Restrictions, covenants and conditions as set out in instrument recorded in Real 109
page 39 in Probate Office of Shelby County, Alabama.

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in
Deed Book 127 page 395 in Probate Office of Shelby County, Alabama.

Right of Way granted to South Central Bell by instrument recorded in Real 98 page 98
and Deed Book 202 page 448 in Probate Office of Shelby County, Alabama.

Easement to Alabama Power Company as shown by instrument recorded in Real 114 page
161 and Real 114 page 290 in Probate Office of Shelby County, Alabama.

Agreement with Alabama Power Company as to underground cables recorded in Real 117
page 590 and covenants pertaining thereto recorded in Real 117 page 593 in Probate
Office of Shelby County, Alabama.

Mineral and mining rights if not owned by Grantor.

\$110,000.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

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 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 encumbrances,

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,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of November 1987

ATTEST:

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

1987 DEC 3

AM 8:46

1. Deed Tax \$

2. Mtg. Tax

3. Recording Fee 2.50

4. Indexing Fee 1.00

TOTAL 3.50

By

ROY MARTIN CONSTRUCTION, INC.

President, Roy L. Martin

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned

State, hereby certify that Roy L. Martin

whose name as President of Roy Martin Construction, 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 is 30th day of

1/25/90

November

19 87.