

This form furnished by: **Cahaba Title, Inc.** 988-5600
1367

This instrument was prepared by:
(Name) Daniel M. Spitler, Attorney
(Address) 108 Chandalar Drive
Pelham, Alabama 35124

Send Tax Notice to:
(Name) Mr. Michael A. Callahan
(Address) _____

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY-THREE THOUSAND TWO HUNDRED FORTY-ONE AND NO/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
CHARLES W. MOBLEY, a married man

(herein referred to as grantors) do grant, bargain, sell and convey unto

MICHAEL A. CALLAHAN and wife, TERESA L. CALLAHAN

(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:

SEE EXHIBIT "A", ATTACHED AND INCORPORATED HEREIN, FOR LEGAL DESCRIPTION AND EXCEPTIONS.

This property does not constitute the homestead of the Grantor herein. The Grantor owns other real property that does constitute homestead.

BOOK 175 PAGE 976

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 for such survivor forever, together with every contingent remainder and right of reversion.

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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 15th day of March, 19 88.

WITNESS

(Seal)

(Seal)

(Seal)

Charles W. Mobley (Seal)
Charles W. Mobley (Seal)

(Seal)

STATE OF ~~ALABAMA~~ COLORADO

EL PASO

COUNTY }

General Acknowledgment

COMMISSION EXPIRES 8/29/91
1832 MT. WASHINGTON AVE.
COLORADO SPRINGS, COLORADO 80908

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles W. Mobley, a married man whose name 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 official seal this 15th day of March A.D., 19 88

Cynthia Rae Lawson

EXHIBIT "A"

Parcel 1

Commence at the Northeast corner of the SW 1/4 of the NE 1/4 of Section 29, Township 20 South, Range 2 East; thence run West along the North line of said 1/4 1/4 for 542.48 feet to the 398 contour of Lay Lake and the point of beginning; thence continue last described course for 272.04 feet to the 398 contour of Lay Lake on Yellow Leaf Creek; thence run along said contour the following courses: 78 deg. 44 min. 24 sec. left run 209.54 feet; thence 7 deg. 59 min. left run 316.07 feet; thence 11 deg. 47 min. left, run 349.65 feet; thence 41 deg. 26 min. left, run 166.59 feet; thence 171 deg. 33 min. left, run 137.47 feet; thence 45 deg. 33 min. right, run 301.56 feet; thence 16 deg. 15 min. right, run 106.64 feet; thence 12 deg. 33 min. right, run 273.41 feet; thence 5 deg. 55 min. left, run 123.34 feet; thence 35 deg. 32 min. left, run 132.14 feet to the point of beginning; being situated in Shelby County, Alabama.

Parcel 2

Begin at the Southwest corner of the NE 1/4 of the NE 1/4 of Section 29 Township 20 South, Range 2 East; thence run North along the West line of said 1/4 1/4 for 379.16 feet; thence 89 deg. 22 min. 34 sec. right, run 1295.88 feet to the Westerly right of way of Alabama State Highway No. 25; thence 85 deg. 35 min. 04 sec. right, run Southerly along said right of way for 205.18 feet; thence 90 deg. 00 min. right, continue along said right of way for 37.00 feet; thence 90 deg. 00 min. left, continue along said right of way for 756.10 feet to the point of a curve, concaved to the right and having a radius of 1203.24 feet; thence continue along said right of way and curve for 729.68 feet to the South line of the SE 1/4 of the NE 1/4 of said Section; thence 76 deg. 05 min. 26 sec. right from chord of said curve, run West along the South line of last said 1/4 1/4 for 394.9 feet to the 398 contour of Lay Lake; thence continue along said contour the following courses: 13 deg. 54 min. right, run 245.7 feet; thence 1 deg. 09 min. right, run 178.5 feet; thence 19 deg. 55 min. left, run 78.0 feet; thence 121 deg. 04 min. left, run 122.0 feet to the South line of last said 1/4 1/4; thence 125 deg. 56 min. right, run West along said 1/4 1/4 for 84.6 feet to the 398 contour of Lay Lake on Yellow Leaf Creek; thence continue along said contour the following courses: 38 deg. 36 min. right run 140.3 feet; thence 4 deg. 50 min. left, run 122.0 feet; thence 36 deg. 47 min. left, run 78.7 feet; thence 89 deg. 55 min. left

run 80.9 feet; thence 42 deg. 58 min. right, run 66.2 feet; thence 113 deg. 10 min. right, run 106.64 feet; thence 31 deg. 24 min. right, run 141.86 feet; thence 57 deg. 18 min. left, run 87.46 feet; thence 68 deg. 12 min. left, run 80.8 feet; thence 30 deg. 02 min. right, run 212.26 feet; thence 35 deg. 29 min. left, run 73.9 feet; thence 42 deg. 40 min. left, run 62.5 feet; thence 34 deg. 22 min. left, run 83.0 feet; thence 38 deg. 22 min. right, run 43.3 feet; thence 52 deg. 48 min. left, run 115.34 feet; thence 58 deg. 16 min. left, run 71.86 feet; thence 16 deg. 58 min. right, run 140.02 feet; thence 34 deg. 49 min. left, run 63.5 feet; thence 116 deg. 44 min. right, run 94.38 feet; thence 29 deg. 22 min. right, run 249.35 feet; thence 71 deg. 42 min. right, run 142.52 feet; thence 9 deg. 42 min. right, run 249.33 feet; thence 34 deg. 38 min. left, run 111.56 feet; thence 67 deg. 03 min. right, run 120.57 feet; thence 8 deg. 41 min. left, run 210.68 feet; thence 15 deg. 35 min. left, run 96.7 feet; thence 7 deg. 30 min. right run 132.71 feet to the North line of the SW 1/4 of the NE 1/4 of said Section; thence 67 deg. 11 min. right, run 300.48 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

4. Taxes for the year 1988 are a lien, but not due and payable until October 1, 1988. Parcel ID: 58-17-9-29-0-000-001 1987 taxes paid in amount of \$109.04.
5. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 129 page 122 in Probate Office.
6. Rights of riparian owners in and to the use of said Lay Lake.
7. Flood rights of Alabama Power Company as acquired in Lis Pendens Book 4 page 381 and Probate Minutes 24 page 265 in Probate Office.
8. Mineral and mining lease between Charles W. Mobley and Patricia D. Mobley and Amoco Production Company, as shown by instrument recorded in Deed Book 331 page 69 in Probate Office.

Deed Tax \$3.50
Rec. 500
Ind. 100
STATE OF ALABAMA
I CERTIFY THAT
INSTRUMENT WAS
RECORDED
JAN 18 AM 9:03
DATE