

**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**

P. O. Box 752 - Columbiana, Alabama 35051  
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) Mr. Gerald Calma  
244 Lockey Lane  
(Address) Wilsonville, AL 35186

This instrument was prepared by

(Name) Michael T. Atchison, Attorney  
(Address) P O Box 822, Columbiana, AL 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }  
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED FIFTY THOUSAND and no/100----- (\$250,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Austin Henley and wife, Barbara Henley,

(herein referred to as grantors) do grant, bargain, sell and convey unto  
Gerald Calma and wife, Nancy Calma,

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in  
Shelby County, Alabama to-wit:

Lot 3, according to "SUNRISE COVE", as shown by subdivision map recorded in Map Book 5, Page 31, in the Probate Office of Shelby County, Alabama. Subject to one-half interest in minerals underlying caption lands with mining rights and privileges belonging thereto.

# 1994-29324  
09/27/1994-29324  
01:55 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 258.50

Subject to taxes for 1995, easements, restrictions, permits, and rights-of-way of record.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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, we \_\_\_\_\_ have hereunto set \_\_\_\_\_ OUR \_\_\_\_\_ hand(s) and seal(s), this 27th  
day of September, 1994.

WITNESS:

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Austin Henley (Seal)  
Barbara Henley (Seal)

STATE OF ALABAMA }  
SHELBY COUNTY }

I, the undersigned authority, \_\_\_\_\_, a Notary Public in and for said County, in said State, hereby certify that Austin Henley and wife, Barbara Henley, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of September, A. D., 1994

[Signature]  
Notary Public.  
My Commission Expires: 10/16/96

Inst # 1994-29324