

This Form Provided By

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

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

This instrument was prepared by

Mike T. Atchison, Attorney

(Name)

P O Box 822, Columbiana, AL 35051

(Address)

Form 1-1-5 Rev. 5/82

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

SEND TAX NOTICE TO:

(Name) Mr. Gerald Calma

(Address)

400 Lolley Lane  
Wilsonville, Al. 35186

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Thirty Nine Thousand One Hundred Forty and no/100--- (\$139,140.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,

ROBERT D. EASTIS, a Single

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

GERALD CALMA and wife, NANCY CALMA,

(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

1995-25631  
\* 151

SEE ATTACHED FOR LEGAL DESCRIPTION

Subject to taxes for 1996 and subsequent years, easements, restrictions, rights-of-way, and permits of record.

11st \* 1995-25631

09/14/1995-25631  
12:15 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 150.50

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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

day of September, 19 95

WITNESS:

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

*Robert D. Eastis*

Robert D. Eastis

STATE OF ALABAMA  
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Robert D. Eastis 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 13th day of

September

A. D., 19 95

My Commission Expires: 10/16/95

Notary Public

A parcel of land in the North Half of the SE 1/4 of Section 12, Township 21 South, Range 1 East, Shelby County, Alabama, described as follows:

Commence at the Southeast corner of said Section 12; thence run North along the East Section line 1324.12 feet to the Southeast corner of the NE 1/4 of the SE 1/4 of said Section 12 and the point of beginning; thence continue last course 662.06 feet along a wire fence; thence turn right 90 degrees 20 minutes 48 seconds and run East 432.32 feet to a point on the West side of Hebb Road (County Road #103); thence turn left 88 degrees 08 minutes 28 seconds and run North 132.48 feet along the West side of said road; thence turn left 91 degrees 51 minutes 32 seconds and run West 437.42 feet; thence turn left 00 degrees 20 minutes 48 seconds and continue West 141.78 feet; thence turn left 90 degrees 00 minutes 00 seconds and run South 50.00 feet; thence turn right 90 degrees 00 minutes 00 seconds and run West 158.22 feet; thence turn right 90 degrees 00 minutes 00 seconds and run North 562.76 feet to a point on a fence line; thence run West along said fence the following courses: turn left 91 degrees 18 minutes 56 seconds and run West 142.53 feet; thence turn right 01 degrees 26 minutes 26 seconds and continue West 95.26 feet; thence turn right 00 degrees 26 minutes 01 seconds and continue West 136.58 feet; thence turn left 00 degrees 04 minutes 21 seconds and continue West 373.71 feet; thence turn left 00 degrees 01 minutes 48 seconds and continue West 283.49 feet; thence turn left 00 degrees 23 minutes 59 seconds and continue West 164.89 feet; thence turn right 01 degree 54 minutes 30 seconds and continue West 146.56 feet; thence turn left 02 degrees 14 minutes 39 seconds and continue West 1003.24 feet; thence leaving said fence line turn left 89 degrees 57 minutes 23 seconds and run South 998.34 feet to a wire fence; thence turn left 11 degrees 29 minutes 51 seconds and run Southeast 332.71 feet along said wire fence; thence turn left 78 degrees 33 minutes 11 seconds and run East 2574.36 feet along a wire fence to the point of beginning.

Less and except any part of said property lying below elevation 398.0 feet, which is Alabama Power Company's fee simple boundary for Lay Lake.

According to survey of Amos Cory, P.L.S. #10550, dated June 30, 1995.

Inst # 1995-25631

09/14/1995-25631  
12:15 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 150.50