

Send Tax Notice To:

Nicholas Peter Callahan, III
3112 Sunny Meadows Lane
Birmingham, Alabama 35242
PID# 10-6-14-0-002-113

**WARRANTY DEED, JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA
Shelby COUNTY**

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of
One Hundred Fifty-Seven Thousand and 00/100 (\$157,000.00)
to the undersigned Grantor(s) , in hand paid by the Grantee(s) herein, the receipt whereof is
acknowledged, I or we,

Donald W. Shepherd, Jr. and Eva B. Shepherd, husband and wife

(hereinafter referred to as Grantor, (whether one or more), does/do hereby grant, bargain, sell
and convey unto

Nicholas Peter Callahan, III and Leslie Preau Callahan

(herein referred to as Grantees), for and during their joint lives and upon the death of any or
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 1, in Block 1, according to the Survey of Sunny Meadows, as
recorded in Map Book 8, Page 18 A, B, & C, in the Probate Office
of Shelby County, Alabama.**

\$ 125600 of the above recited consideration was paid from the proceeds of a
mortgage loan of even date executed simultaneously herewith.

Subject to Ad Valorem taxes for the year 1996 and subsequent years not yet due
and payable.

Subject to Mineral and Mining rights of record and all rights and privileges
incident thereto.

TOGETHER WITH all and singular, the rights and privileges, hereditaments, and
appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, To the said Grantees, for and during their joint lives and
upon the death of any or either of them, then to the survivor of them in fee simple, and to the
heirs and assigns of such survivor 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 in and to the property described hereinabove 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 said Grantor does for himself/herself, his/her heirs, executors and assigns, covenant with
said Grantee, his, her or their heirs and assigns, that he/she/they is/are lawfully seized in fee
simple of said premises, that he/she/they is/are free from all encumbrances, that he/she/they
has/have a good right to sell and convey the same as aforesaid, and that he/she/they will, and
his/her/their heirs, executors and assigns shall, warrant and defend the same to the said
Grantee, his, her or their heirs, executors and assigns forever, against the lawful claims of all
persons.

Inst # 1996-17872

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this **28th** day of **May, 1996**.


Donald W. Shepherd, Jr.

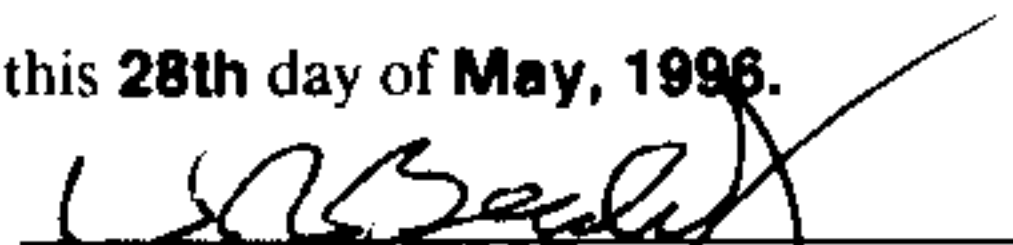
Eva B. Shepherd

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Donald W. Shepherd, Jr. and Eva B. Shepherd, husband and wife** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this **28th** day of **May, 1996**.

(AFFIX SEAL)


NOTARY PUBLIC
MY COMMISSION EXPIRES: **09/21/98**

OUR FILE NO.: **96048RB**

This instrument prepared by:

W. Russell Beals, Jr., Attorney at Law
BEALS & ASSOCIATES, P.C.
200 Cahaba Park South, Suite 125
Birmingham, AL 35242

Inst # 1996-17872

06/04/1996-17872
12:08 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCB 42.50

Inst # 1996-17872