

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

SEND TAX NOTICE TO:

(Name) Gerald Calma
400 Lokey Lane
(Address) Wilsonville, Alabama 35186

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
P.O. Box 822
(Address) Columbiana, Alabama 35051

Form 1-1-3 Rev. 3/82

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

500.00

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

That in consideration of the exchange of property of equal value DOLLARS

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

William Marion Eastis, a married man

(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:

02/14/1997-04863
09:52 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
9.00

Inst # 1997-04863

All that portion of the following described property lying above the 397.0 elevation above mean sea level:

Commence at the Southeast corner of the NE 1/4 of the SE 1/4 of Section 12, Township 21 South, Range 1 East, Shelby County; thence run West along the South 1/4-1/4 line 2331.36 feet to a point on the bank of the normal pool of Lay Lake, and the point of beginning; thence run along the bank of said lake the following bearings and distances from the point of beginning: turn left 53 degrees 16 minutes 41 seconds and run Southwest 27.77 feet; turn right 17 degrees 20 minutes 00 seconds and run Southwest 63.31 feet; turn right 03 degrees 02 minutes 55 seconds and run Southwest 124.90 feet; turn right 74 degrees 49 minutes 02 seconds and run Northwest 73.11 feet to a point on a fence line; thence turn right 36 degrees 37 minutes 53 seconds and run Northwest 80.00 feet to an iron pin on the East 1/4-1/4 line; thence turn right 101 degrees 26 minutes 50 seconds and run East 243.00 feet along a fence to the point of beginning.
According to survey of Amos Cory, RLS #10550, dated January 23, 1997.

Subject to taxes for 1997 and subsequent years, easements, restrictions, and rights of way of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR.

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, I, I have hereunto set my hand(s) and seal(s), this 14th day of February, 19 97.

WITNESS:

(Seal) William Marion Eastis (Seal)
William Marion Eastis
(Seal) _____ (Seal)
(Seal) _____ (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that William Marion 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 14th day of February, A. D. 19 97

Just H. [Signature]
Notary Public