

WARRANTY DEED

This Instrument Was Prepared By:

Frank K. Bynum, Esquire  
#17 Office Park Circle  
Birmingham, Alabama 35223

SEND TAX NOTICE TO:

Stephen D. Callahan  
1418 Heather Lane  
Alabaster, AL 35007

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FOURTEEN THOUSAND NINE HUNDRED AND NO/100 DOLLARS (\$114,900.00), to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Paul R. Boyd, an unmarried man** (herein referred to as Grantor) does grant, bargain, sell and convey unto **Stephen D. Callahan and Andrea D. Callahan** (herein referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Jefferson, to-wit:

Lot 59, according to the Survey of Scottsdale, Third Addition, Phase Two, as recorded in Map 9, Page 12, in the Probate Office of Shelby County, Alabama.

Paul R. Boyd is the surviving grantee of deed recorded in Inst. #1995-12030, in the Probate Office of Jefferson County, Alabama. the other grantee, having died on or about the 10th day of October, 1996.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

\$114,900.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantees, their heirs, and assigned forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 19th day of June, 1998.

  
Paul R. Boyd

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Paul R. Boyd, an unmarried 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 19th day of June, 1998.

My Commission Expires: 11/20/2000

  
Notary Public

Inst # 1998-24040

06/29/1998-24040  
10:00 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MEL 9.50

Inst # 1998-24040