

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) Brandon Callahan

(Address) 1608 King Charles Rd  
Alabaster AL 35057

This instrument was prepared by: **MIKE T. ATCHISON**  
P. O. Box 822  
Columbiana, AL 35051

Form 1-1-3 Rev. 4/99

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX**

**STATE OF ALABAMA**  
Shelby COUNTY }

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Forty Eight Thousand and no/100 DOLLARS

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

Claude A. Smeraglia, a married man

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

Brandon Callahan and Karen Callahan

(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 11, according to the survey of Shelby Springs Farm Lakeland, Sector 2, as  
recorded in Map Book 24, Page 144 A, B, & C, in Probate Office of Shelby County,  
Alabama.

Subject to taxes for 2000 and subsequent years, easements, restrictions, rights of way  
and permits of record.

All of the above recited purchase price was paid from a mortgage recorded simultaneously  
herewith.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR OR OF HIS SPOUSE.

Inst # 2000-08598

03/17/2000-08598  
02:17 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
001 MMS 9.90

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 grantee  
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 have hereunto set my hand(s) and seal(s), this 15th  
day of March, 2000

WITNESS:

(Seal)

Claude A. Smeraglia  
Claude A. Smeraglia

(Seal)

(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 Claude A. Smeraglia  
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 15th day of March, A. D. 2000

Notary Public