

SEND TAX NOTICES TO:
DALE W. CALLAHAN
LEA B. CALLAHAN
144 TALL TIMBER ROAD
ALABASTER, AL 35007

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred Seventy-Five Thousand and No/100 Dollars (\$175,000.00) and other good and valuable consideration to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged **EDNA P. COLVERT TRUST** by deed dated 3-5-98 and recorded 3-30-98 in Instrument 1998-11182 by Terri Colvert Friday, Trustee, (herein referred to as "Grantor") hereby grants, bargains, sells, and conveys unto **DALE W. CALLAHAN and LEA B. CALLAHAN**, (herein referred to as "Grantee"), as joint tenants with rights of survivorship, their interest in the following described real estate situated in Shelby County, Alabama, to wit

The property described on Exhibit "A" attached hereto and incorporated herein by this reference.

Subject to all easements, restrictions, covenants, rights of way of record, taxes for 2000 and subsequent years not yet due and payable.

\$ 128,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD the described premises to Grantees, as joint tenants with right of survivorship, their heirs, executors, successors 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 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 THE GRANTOR does for its successors and assigns, covenant with said Grantee, their heirs, executors, successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted above, that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and its successors and assigns shall warrant and defend same to said Grantee, their heirs, executors, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 25th day of April, 2000.

EDNA P. COLVERT TRUST

By: *Terri Colvert Friday*
(GRANTOR) Terri Colvert Friday, Trustee

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Terri Colvert Friday, Trustee of the Edna P. Colvert Trust, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, she executed the same voluntarily in her aforesaid capacity on the day the same bears date

Given under my hand and official seal, this the 25th day of April, 2000

Anna R. Strickland
NOTARY PUBLIC Anna R. Strickland
My Commission Expires: 5/11/01

THIS INSTRUMENT PREPARED BY:
Anne R. Strickland, Attorney at Law
5330 Stadium Trace Parkway, Suite 250
Birmingham, Alabama 35244

inst # 2000-14308

05/02/2000-14308
09:59 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJI 58.00

EXHIBIT "A"

THAT CERTAIN PROPERTY DESCRIBED AS FOLLOWS:

TRACT ONE:

A PARCEL OF LAND SITUATED IN THE SW1/4 OF THE SW1/4 OF SECTION 15, TOWNSHIP 21 SOUTH, RANGE 3 WEST, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE CORNER OF THE SW1/4 OF THE SW1/4 OF SECTION 15, GO SOUTH 89 DEG. 51 MIN. 10 SEC. WEST ALONG THE NORTH BOUNDARY OF SAID 1/4 1/4 SECTION FOR 66.25 FEET; THENCE SOUTH 01 DEG. 26 MIN. 47 SEC. EAST FOR 659.38 FEET; THENCE NORTH 89 DEG. 51 MIN. 10 SEC. EAST FOR 66.25 FEET; THENCE NORTH 01 DEG. 26 MIN. 47 SEC. WEST FOR 659.38 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

TRACT TWO:

A PARCEL OF LAND SITUATED IN THE SE1/4 OF THE SW1/4 OF SECTION 15, TOWNSHIP 21 SOUTH, RANGE 3 WEST, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE CORNER OF THE SE1/4 OF THE SW1/4 OF SECTION 15, TOWNSHIP 21 SOUTH, RANGE 3 WEST, THENCE WEST ALONG THE NORTH BOUNDARY OF SAID 1/4 1/4 SECTION FOR 1061.91 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE CONTINUE ALONG THE LAST MENTIONED COURSE 261.91 FEET TO THE NORTHWEST CORNER OF SAID 1/4 1/4 SECTION; THENCE SOUTH ALONG THE WEST LINE OF SAID 1/4 1/4 SECTION 634.5 FEET TO A FIFTY FOOT ROAD; THENCE TURN AN ANGLE LEFT OF 88 DEGREES, 38 MINUTES AND RUN ALONG THE NORTH LINE OF THE FIFTY FOOT ROAD 261.91 FEET; THENCE TURN AN ANGLE OF 91 DEGREES, 24 MINUTES LEFT AND RUN 635.28 FEET TO THE POINT OF BEGINNING OF SAID PROPERTY, BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Inst # 2000-14308

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