

## Warranty Deed, Jointly with Right of Survivorship

State of Alabama  
County of Shelby

VALUE= \$126000.00  
\*Entire consideration is being  
paid through proceeds from  
mortgage filed simultaneously  
herewith.\*

KNOW ALL MEN BY THESE PRESENTS: That in consideration of the sum of \$10.00 Dollars, and other good and valuable consideration to the undersigned Grantor, **Janice O. Callahan, a married woman**, the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto **Richard Mizell and Amy M. Mizell**, hereinafter called Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

See attached Exhibit "A" for legal description hereto attached and made a part hereof.

Subject property does not constitute the homestead of the Grantor or her spouse.

To have and to hold unto the said **Richard Mizell and Amy M. Mizell**, Grantee, their heirs and assigns forever.

And I do, for my heirs, executors and administrators, covenant with the said Grantee, his/her heirs and assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances; that I have a good and lawful 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 assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 25<sup>th</sup> day of May, 2006.

Janice O. Callahan by John Brandon Callahan,  
Her attorney-in-fact

Her attorney-in-fact

State of Alabama  
County of Shelby

I, the undersigned, a notary public in and for said county and in said state, hereby certify that **Janice O. Callahan by John Brandon Callahan, her attorney-in-fact**, 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 25<sup>th</sup> day of May, 2006.

Sara S. Walden  
Notary Public  
My commission expires: 6/9/2008

EXHIBIT "A"

20060615000286590 2/2 \$15.00  
Shelby Cnty Judge of Probate, AL  
06/15/2006 02:53:27PM FILED/CERT

LEGAL DESCRIPTION

LOT 61, ACCORDING TO THE SURVEY OF KINGWOOD, FIRST  
ADDITION, AS RECORDED IN MAP BOOK 6, PAGE 90, IN THE  
PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHTS,  
EASEMENTS, RIGHTS OF WAY, PROVISIONS, COVENANTS, TERMS,  
CONDITIONS AND BUILDING SET BACK LINES OF RECORD.

ADDRESS: 1608 KING CHARLES CT; ALABASTER, AL 35007.