

**SEND TAX NOTICE TO:**  
Michael Wade Kallaher and Wendy R.  
Kallaher  
1044 English Oaks Drive  
Helena, Alabama 35080

This instrument was prepared by  
Shannon E. Price, Esq.  
P. O. Box 19144  
Birmingham, AL 35219

Shelby County, AL 07/27/2007  
State of Alabama

Deed Tax: \$298.00

**CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA**

**KNOW ALL MEN BY THESE PRESENTS:**

**COUNTY OF Jefferson**

That in consideration of **Two Hundred Ninety Eight Thousand and No/100 Dollars (\$298,000.00)**

To the undersigned grantor, **Worthington Homes, Inc.** A corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **Michael Wade Kallaher and wife, Wendy R. Kallaher** (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 25, according to the Survey of Twelve Oaks at Bridlewood, as recorded in Map Book 34, Page 106, in the Office of the Judge of Probate Shelby County, Alabama.**

Subject to:

1. The lien of Ad Valorem taxes for the year 2007 are a lien but neither due nor payable until 1 October, 2007.
2. Municipal improvements assessments and fire district dues against subject property, if any.
3. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.
4. Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 34, Page 106.
5. Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Real 393, Page 136 and Real 258, Page 547 in the Probate Office of Shelby County, Alabama.
6. Right of Way to Shelby County as recorded in Volume 271, Page 722
7. Right of Way for easements recorded in Real 115, Page 258, Page 544 and Inst. 1995-31873.

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 said GRANTOR does for itself, its successors and assigns, covenant with the said **GRANTEES**, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said **GRANTEES**, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, who is authorized to execute this conveyance, has hereto set its signature and seal, this July 18, 2007.

Worthington Homes, Inc.

By: Anthony Jones  
Anthony Jones, President

STATE OF Alabama  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Anthony Jones** whose name as **President**, of **Worthington Homes, Inc.**, a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this July 18, 2007

Karen D. Snider  
Notary Public.  
(Seal)  
Comm. SS expires 7-21-10

  
20070727000350760 2/2 \$312.00  
Shelby Cnty Judge of Probate, AL  
07/27/2007 01:26:34PM FILED/CERT