20071019000485730 1/2 $64.50
Shelby Cnty Judge of Probate,AL
10/19/2007 10:26:38AM FILED/CERT

This Instrument Was Prepared By:
Holliman & Shockley
2491 Pelham Pkwy
Pelham, Al 35124

Shelby County, AL 10/19/2007
State of Alabama

Deed Tax:$50.50

$502,585.00

STATE OF ALABAMA

CORPORATION WARRANTY DEED, JOINTLY
LIFE WITH REMAINDER TO SURVIVOR

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten and no/100 ($10.00) Dollars to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged,L. D. Bowles Construction , LLC, (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto BRANDON CALLAHAN and KAREN K. CALLAHAN, husband and wife, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

Lot 81 according to the survey of Sterling Gate, Sector 5, as recorded in Map Book 37, Page 114 in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Al.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

$402,068.00 was paid from a first mortgage recorded herewith. $50,258.50 was paid from a second mortgage recorded herewith.

Send Tax Notice to:
432 STERLING PARK CIR
Alabaster, Alabama 35007

Together with all and singular the tenaments, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

TO HAVE AND TO HOLD the same unto GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns

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of such survivor forever, together with every contingent remainder and right of reversion.

And said GRANTOR does for itself and its successors and assigns covenants with the said GRANTEES,their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns 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,the undersigned has hereunto set its signature by Linton D. Bowles, Member its on this the 12 day of OCTOBER ,2007.

L. D. Bowles Construction , LLC

Linton D. Bowles, Member

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that Linton D. Bowles, Member as of L. D. Bowles Construction , LLC 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 duly authorized officer executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 12 day of OCTOBER , 2007.

Notary Public

My Commission Expires:
08-29-10

HOLLIMAN & SHOCKLEY
ATTORNEYS AT LAW
2491 PELHAM PARKWAY
PELHAM, ALABAMA 35124