15801

SEND TAX NOTICE TO: Janice O. Clark 580 Mountain Forest Trail Calera, AL 35040

> 20071019000486060 1/2 \$16.00 Shelby Cnty Judge of Probate, AL 10/19/2007 11:02:53AM FILED/CERT

## THIS INSTRUMENT PREPARED BY:

Shannon E. Price, Esquire P. O. Box 19144
Birmingham, AL 35219

## WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

## KNOW ALL MEN BY THESE PRESENTS:

That in consideration of -----THREE HUNDRED FORTY THOUSAND AND NO/100'S DOLLARS---- (\$340,000.00)

To the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Brandon Callahan**, **AKA John Callahan**, **and wife**, **Karen Callahan** (herein referred to as Grantor, whether one or more), do hereby grant, bargain, sell and convey unto **Janice O. Clark**, (herein referred to as grantee, whether one or more), 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.

SITUATED IN SHELBY COUNTY, ALABAMA.

This being that same property conveyed to Brandon Callahan and Karen Callahan, by deed dated 3/15/2000, filed 3/17/2000 in Instrument 2000-08598

## Subject to:

- 1) The lien of Ad Valorem taxes for the year 2008 are a lien but neither due nor payable until October 1, 2008.
- 2) Municipal improvements assessments and fire district dues against subject property, if any.
- 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.
- Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 24, Page 144 A, B, C.
- 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 Instrument 1999-04858 in the Probate Office of Shelby County, Alabama.
- 6). Easement to Alabama Power Company as recorded in Instrument 1999-22198 and Instrument 2001-09984.
- \$ 340,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

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TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 W	HEREOF, Grantors have hereunto so	et his/her/their hand(s) and seal(s), this Octo	ber 11, 2007.
	(Seal)		(Seal)
	(Seal)	Brandon Callahan AKA John Callahan	
		Karen Callahan	(Seal)

STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brandon Callahan, AKA John Callahan, and wife, Karen Callahan, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of October, 2007.

My Commission Expires: 3-5-//

Notary Public ()

MARGARII MCREE Notary Public TE OF ALABAMA