

Shelby County, AL 06/13/2008
State of Alabama
Deed Tax: \$107.50

SEND TAX NOTICE TO:
Mark D. Callahan and Brittney
Callahan
134 Highway 253
Montevallo, Alabama 35115

804070
This instrument was prepared by:
Shannon E. Price, Esq.
P. O. Box 19144
Birmingham, AL 35219

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Seven Thousand Five Hundred dollars & no cents (\$107,500.00)**

To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,

James E. Glenn and wife, Susan Glenn (herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto

Mark D. Callahan and wife, Brittney Callahan (herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

TRACT 2 OF SHADY ACRES SUBDIVISION AS RECORDED IN MAP BOOK 26, PAGE 52, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NW CORNER OF SECTION 2, TOWNSHIP 22 SOUTH, RANGE 4 WEST; THENCE RUN EAST ALONG THE NORTH LINE OF SECTION 2 FOR 15.50 FEET; THENCE TURN AN ANGLE TO THE RIGHT OF 90 DEGREES 53 MINUTES 32 SECONDS AND RUN SOUTH FOR 302.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE FOR 301.48 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 90 DEGREES 53 MINUTES 32 SECONDS AND RUN EAST FOR 650.90 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 89 DEGREES 21 MINUTES 11 SECONDS AND RUN NORTH FOR 301.47 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 90 DEGREES 38 MINUTES 49 SECONDS AND RUN WEST FOR 649.61 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

ALSO: 2001 FLEETWOOD STONERIDGE SERIAL NUMBERS
TNFLY27A55182SR12 AND TNFLY27B55182SR12

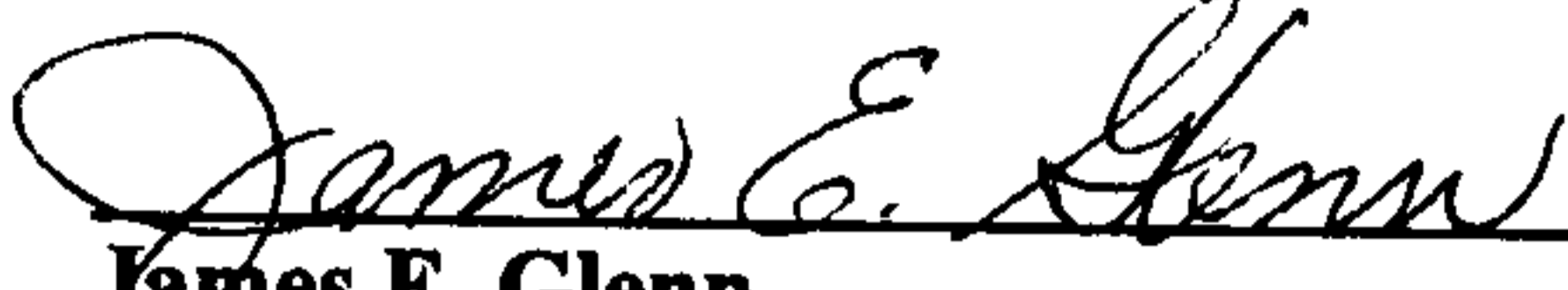
Subject to:


1. The lien of Ad Valorem taxes for the year 2008 are a lien but neither due nor payable until 1 October, 2008.
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 26, Page 52.

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 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 WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), this **June 04, 2008**


James E. Glenn (Seal)

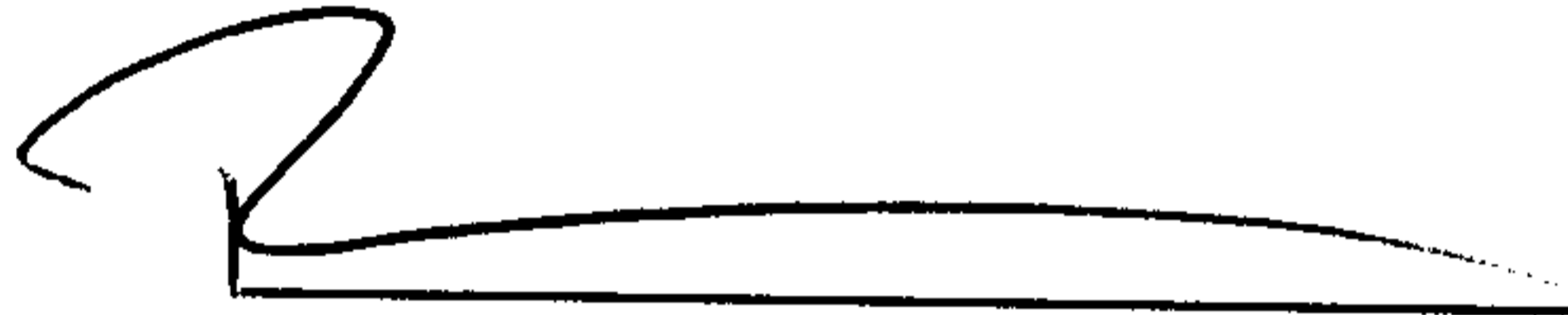

Susan Glenn (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

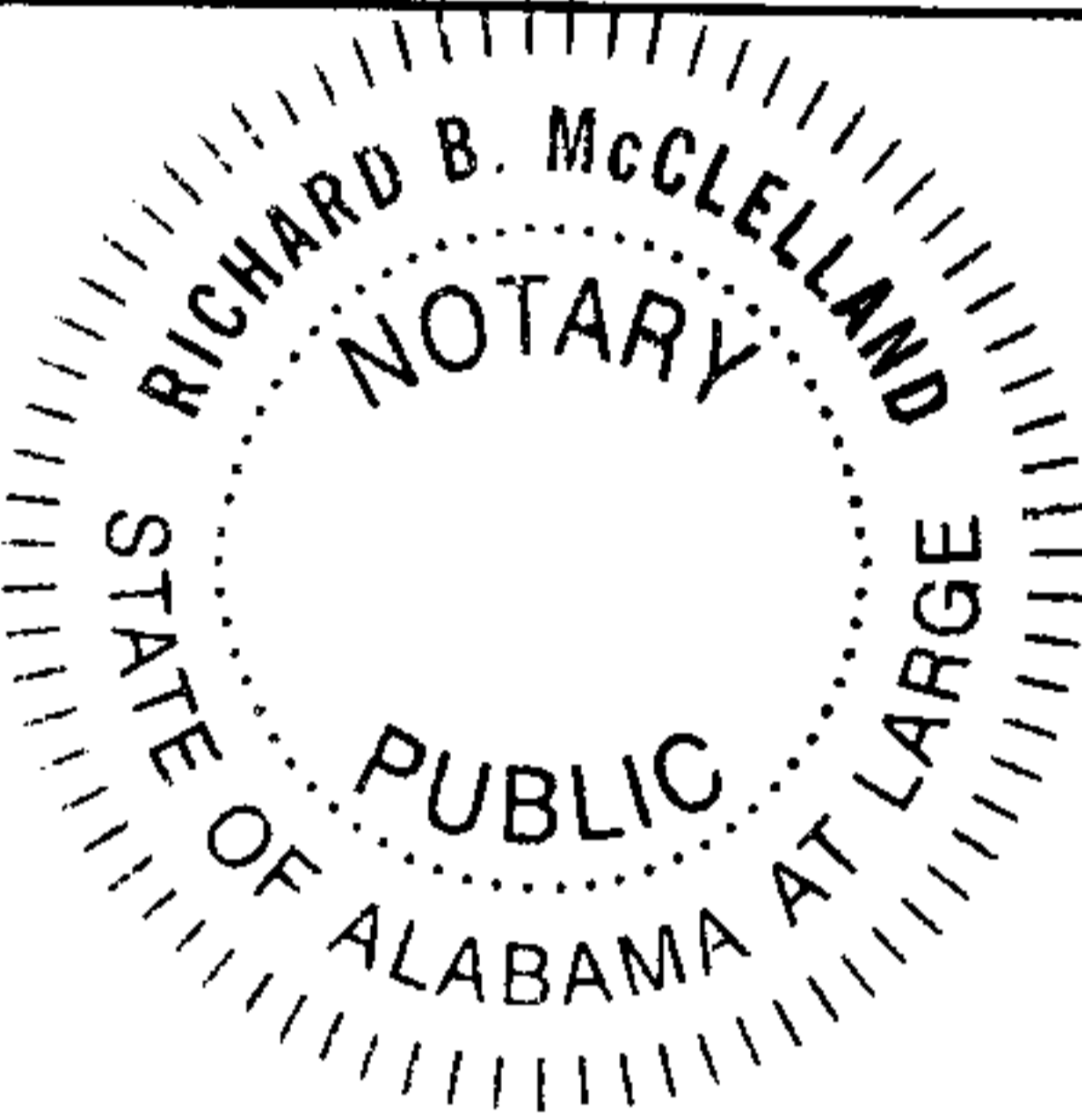
General Acknowledgment


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James E. Glenn and wife, Susan Glenn, whose name(s) was (were) signed to the foregoing conveyance, and who is (are) known to me (or satisfactorily proven), 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 **4th** day of **June, 2008**.


Notary Public.

(Seal)
Richard B. McClelland
My Commission Expires: 10-19-2010




20080613000241690 2/2 \$121.50
Shelby Cnty Judge of Probate, AL
06/13/2008 11:07:42AM FILED/CERT