

WARRANTY DEED



20091105000414840 1/1 \$111.00
Shelby Cnty Judge of Probate, AL
11/05/2009 02:30:13 PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration of the sum of **Four Hundred Thousand and 00/100 Dollars (\$400,000.00)** and other good and valuable consideration paid by the Grantee herein, the receipt of which is hereby acknowledged, **Glenn W. Brothers**, an unmarried man, (herein referred to as "Grantor"), does hereby grant, bargain, sell, and convey unto **Dale Callahan and Lea Callahan**, as joint tenants with rights of survivorship (herein referred to as "Grantees"), all of his right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 32, according to the survey of Southlake, a residential subdivision as recorded in Map Book 11, Page 85, in the Probate Office of Shelby County, Alabama.

A mortgage in the amount of \$300,000.00 is being recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and 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, the Grantor has hereunto set his hand and seal, this 2nd day of November, 2009.


Glenn W. Brothers

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Glenn W. Brothers**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily.

Given under my hand and official seal this 2nd day of November, 2009.


Notary Public

My Commission Expires: _____

My Commission Expires 11/19/2011

Deed Tax : \$100.00