

Trina W. Hammonds
Attorney at Law (HAM091)
300 East Street South Suite B
Talladega, Alabama 35160
(256) 362-3656

#20,000 *WJC*

STATE OF ALABAMA,
TALLADEGA COUNTY.

WARRANTY DEED


KNOW ALL MEN BY THESE PRESENTS, that in the consideration of no dollars and other good and valuable consideration, to the undersigned grantors, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I **Billy and Barbara Callen**, hereinafter referred to as Grantor, grant, bargain, sell and convey unto Micheal Callan, an unmarried man hereinafter referred to as Grantee, the following described real estate, situated in Talladega County, Alabama, to-wit:

Described as lot three of the Callan family subdivision as recorded in the Shelby County Courthouse Map Book 40 Page 4.

(Preparere in this instrument has not examined title records pertaining to this property, and expresses no opinion to grantee and grantor regarding the same. Description provided by grantor).

TO HAVE AND TO HOLD The above described tract or parcel of land, together with all the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining unto the said grantee, her heirs and assigns forever. And the said grantor does covenant with the said grantee, her heirs and assigns, that the said grantor is lawfully seized in fee of the aforegranted premises; that they are free from all encumbrances; that the said grantor has a good right to sell and convey the same to the grantee, her heirs and assigns, and that the said grantor will warrant and defend the premises to the said grantee, her heirs and assigns forever, against the lawful claims and demands of all persons.

Shelby County, AL 03/04/2011
State of Alabama
Deed Tax:\$20.00


20110304000072700 1/2 \$35.00
Shelby Cnty Judge of Probate, AL
03/04/2011 10:54:34 AM FILED/CERT

Barbara Callan
Barbara Callan

Billy J Callan
Billy Callan

STATE OF ALABAMA,
TALLADEGA COUNTY.

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify the Billy Callan whose name is signed to the foregoing Conveyance and who is know to me, acknowledged before me on this day, that, being informed of the contents of the Conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25th day of February, 2009.

Linda Pearce
Notary Public
Commission Expires August 30, 2014

STATE OF ALABAMA,
TALLADEGA COUNTY.


I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify the Barbara Callan whose name is signed to the foregoing Conveyance and who is know to me, acknowledged before me on this day, that, being informed of the contents of the Conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25th day of February, 2009.

Linda Pearce
Notary Public
Commission Expires August 30, 2014

Send Tax Notice to:

Michael Callan


20110304000072700 2/2 \$35.00
Shelby Cnty Judge of Probate, AL
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