

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr.,
LLC
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Birmingham, AL 35243
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Send Tax Notice To:
Damien Madison
141 Canyon Trl #32
Pelham, AL 35126

Warranty Deed

20131211000476970 1/2 \$23.00
Shelby Cnty Judge of Probate, AL
12/11/2013 11:57:31 AM FILED/CERT

STATE OF ALABAMA)
)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS

That in consideration of \$114,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we John H. Calhan II and Kathryn B. Calhan, Husband and Wife, whose mailing address is 2270 Lynchester Cir Hoover, AL 35216 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Damien Madison, whose mailing address is 141 Canyon Trl #32 Pelham, AL 35126 (herein referred to grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is 141 Canyon Trl # 32, Pelham, AL 35124; to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to ad valorem taxes for the current year and subsequent years.
Subject to restrictions, reservations, conditions, and easements of record.
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

TO HAVE AND TO HOLD to 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 same GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from 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.

Note; \$108,250.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, John H. Calhan II and Kathryn B. Calhan, Husband and Wife has/have hereunto set his/her/their hand(s) and seal(s) , this 28th day of October, 2013.

John H. Calhan II
Kathryn B. Calhan

State of Alabama
Jefferson County

I, The Undersigned, a notary for said County and in said State, hereby certify that John H. Calham II and Kathryn B. Calhan, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, They executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 28th day of October, 2013.

Notary Public
Commission Expires: 3/5/17



Shelby County, AL 12/11/2013
State of Alabama
Deed Tax: \$6.00

S13-3295

EXHIBIT "A"
Legal Description

Lot 32 according to the Corrected Map of Parkview Townhomes Plat No. 1 as recorded in Map Book 26, page 92, in the Probate Office of Shelby County, Alabama.



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