

Send tax notice to:  
ELISE S. CHATHAM  
114 SQUIRE DRIVE  
HELENA, AL, 35080

This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA  
SHELBY COUNTY

2017583

**WARRANTY DEED**

**20171018000378550  
10/18/2017 09:17:07 AM  
DEEDS 1/2**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eighty-Two Thousand Five Hundred and 00/100 Dollars (\$182,500.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, **DAVID F. CALLAWAY and EMILY H. CALLAWAY**, husband and wife, whose mailing address is: 5376 Stagecoach Tr 1 Bessemer AL 35022 (hereinafter referred to as "Grantors") by **ELISE S. CHATHAM** whose property address is: 114 SQUIRE DRIVE, HELENA, AL, 35080 hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 26, according to the Survey of Falliston 2nd Second Sector, as recorded in Map Book 19, Page 117, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

1. Taxes for the year beginning October 1, 2017 which constitutes a lien but are not yet due and payable until October 1, 2018.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Restrictions and covenants appearing of record in Instrument No. 1995-7283 and Instrument No. 2002-06357.
4. Right-of-way granted to Alabama Power Company recorded in Instrument No. 1998-17756.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.

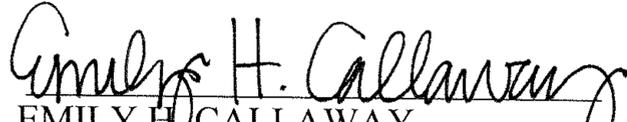
\$127,750.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors, have hereunto set their hand and seal this the 16th day of October, 2017.

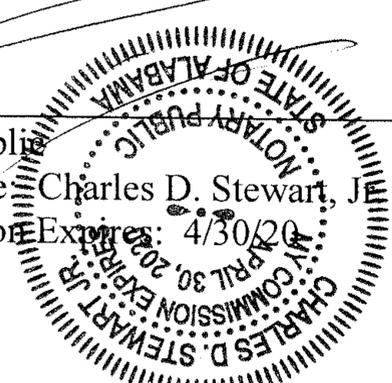
  
DAVID F. CALLAWAY

  
EMILY H. CALLAWAY

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DAVID F. CALLAWAY and EMILY H. CALLAWAY whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16th day of October, 2017.

  
Notary Public  
Print Name Charles D. Stewart, Jr.  
Commission Expires: 4/30/20  




Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
10/18/2017 09:17:07 AM  
\$73.00 CHERRY  
20171018000378550

