

Shelby County: AL 05/14/2018
State of Alabama
Deed Tax: \$23.00

This instrument prepared by:
Matthew T. Jackson, 2163 Pelham Parkway, Suite 211, Pelham, Alabama 35124

WARRANTY DEED

20180514000165940 1/3 \$44.00
Shelby Cnty Judge of Probate, AL
05/14/2018 02:43:50 PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

WHEREAS, BARBARA D. CALLAN, became owner, jointly with right of survivorship, of the fee simple interest in a large parcel of real property, subdivided as described hereinbelow, by that certain deed recorded August 2, 1984, in the Office of the Judge of Probate of Shelby County, Alabama in Book 357, Page 798, as Instrument Number 19840802000163530; and

WHEREAS, on January 10, 1986, a Deed of Correction to Correct a Mistake in the Description was recorded for the above-described large parcel of real property in the Office of the Judge of Probate of Shelby County, Alabama in Book 056, Page 671; and

WHEREAS, the above described large parcel of real property was subdivided and the subdivision map was recorded on May 15, 2008, in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 40, Page 4, Sub: CALLAN FAMILY SUBDIVISION, as Instrument Number 20080515000199620;

NOW, THEREFORE,

KNOW ALL MEN BY THESE PRESENTS THAT, for and in consideration of One Dollar (\$1.00) and other good and valuable consideration to her in hand paid by the Grantees hereinbelow named, the receipt whereof is hereby acknowledged, the undersigned **BARBARA D. CALLAN, an unmarried woman**, as **Grantor**, does hereby grant, bargain, sell and convey unto **ALLAN J. CALLAN, an unmarried man**, as **Grantee** in fee simple, together with every contingent remainder and right of reversion, subject to the conditions, limitations and restrictions set out below, the following described real property located in Shelby County, Alabama, to-wit:

Lot Two (2) of the Callan Family Subdivision recorded in Map Book 40, Page 4 in the Office of the Judge of Probate of Shelby County, Alabama,

Subject to any valid adverse title as to minerals, oil or mining rights, easements or rights of way, covenants running with the land, encroachments or other matters or defects shown by a survey of said property, together with all and singular the tenements, hereditaments, rights, members, privileges, and appurtenances thereunto belonging, or in any way appertaining, to have and to hold the same unto the Grantee in the manner and interest as set forth and stated hereinabove, and to the heirs and assigns of such Grantee forever, together with every contingent remainder and right of reversion.

And the Grantor does for herself and her heirs, executors, and administrators covenant with the Grantee, her heirs and assigns, that she is lawfully seized in fee simple of said premises; that they

WARRANTY DEED
ALLAN J. CALLAN
MAY 11, 2018
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are free of all encumbrances unless otherwise noted above; that she has a good right to sell and convey the same as aforesaid; that she will and her heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons; however any matter, condition or limitation set out hereinabove is excepted from any warranty.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 11th day of May, 2018.


Barbara Callan
BARBARA D. CALLAN

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority in and for said County and State, do hereby certify that **BARBARA D. CALLAN**, whose name is signed to the foregoing conveyance and who is known 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 seal this the 11th day of May, 2018.

Andrew D. Sadler
Notary Public
My Commission Expires 4/14/2019


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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Barbara Ann Callan
Mailing Address 336 Bates Rd.
Vincennes, AL 35178

Grantee's Name Alan Joel Callan
Mailing Address 336 Bates Rd.
Vincennes, AL 35178


Property Address Lot 2
Callan Family Subd.
07-6-13-0-001-007-008

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 22,730

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other


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If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date _____
Unattested Karen Nielsen
(verified by)

Print Matthew Jackson
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one