

This instrument was prepared by:  
The Law Office of Jack R. Thompson, Jr., LLC  
3500 Colonnade Parkway, Suite 350  
Birmingham, AL 35243  
(205)443-9027

Send Tax Notice To:  
Catrina Elise Callahan AKA Catrina E.  
Callahan and Bradford Joe Teague AKA  
Bradford J. Teague  
323 Hidden Creek Trail  
Pelham, AL 35124

**20181023000374750**

**10/23/2018 10:11:16 AM**

**DEEDS 1/2**

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**WARRANTY DEED - JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

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STATE OF ALABAMA

)

)

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF SHELBY

)

That, in consideration of \$143,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Eric L. Kane, an unmarried man (the "Grantor", whether one or more), whose mailing address is 8225 Dogwood Trail, Cumming, GA 30041, do hereby grant, bargain, sell, and convey unto Catrina Elise Callahan AKA Catrina E. Callahan and Bradford Joe Teague AKA Bradford J. Teague (the "Grantees"), whose mailing address is 323 Hidden Creek Trail, Pelham, AL 35124, as joint tenants with right of survivorship, the following-described real estate situated in Shelby County, Alabama, the address of which is 323 Hidden Creek Trail, Pelham, AL 35124; to-wit:

**Lot 228, according to the Survey of Phase Two, Hidden Creek III, as recorded in Map Book 26, Page 124, in the Probate Office of Shelby County, Alabama.**

Subject to:


- (1) ad valorem taxes for the current year and subsequent years;
- (2) restrictions, reservations, conditions, and easements of record, if any; and
- (3) any minerals or mineral rights leased, granted, or retained by prior owners.

TO HAVE AND TO HOLD unto the said Grantees for and during their joint lives as joint tenants, and upon the death of either of them, then to the survivor in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same Grantee, its heirs, and assigns, that I am (we are) lawfully seized in fee simple of said property; the property is free from encumbrances, unless otherwise noted above; I (we) have a good right to sell and convey the property as aforesaid; and I (we) will and my (our) heirs, executors, and administrators shall warrant and defend the same to the said Grantee, its heirs, and assigns forever, against the lawful claims of all persons.

Note: \$123,000.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Eric L. Kane, an unmarried man, has/have hereunto set his/her/their hand(s) and seal(s) this 17 day of October, 2018.




Eric L. Kane

State of GA  
County of Worth

I, the undersigned, a notary for said County and in said State, hereby certify that Eric L. Kane, an unmarried man, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this the 17 of October, 2018.

  
Notary Public

Commission Expires: 10-27-19



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/23/2018 10:11:16 AM  
\$38.00 CHERRY  
20181023000374750

