

Send tax notice to:
DALE CALLAHAN
1177 HIGHWAY 301
CALERA, AL, 35040

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

STATE OF ALABAMA

2021446

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Sixty-Five Thousand and 00/100 Dollars (\$465,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **JOHN L WOLFE AND VICKI WOLFE, HUSBAND AND WIFE** whose mailing address is: 31742 CAYMAN COURT, ORANGE BEACH, AL 36561 (hereinafter referred to as "Grantors") by **DALE CALLAHAN and LEA CALLAHAN** whose property address is: 1177 **HIGHWAY 301, CALERA, AL, 35040** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

The NW 1/4 of the NE 1/4, the East 1/2 of the NW 1/4 of Section 5, Township 24, Range 14 East, situated in Shelby County, Alabama.

SUBJECT TO:

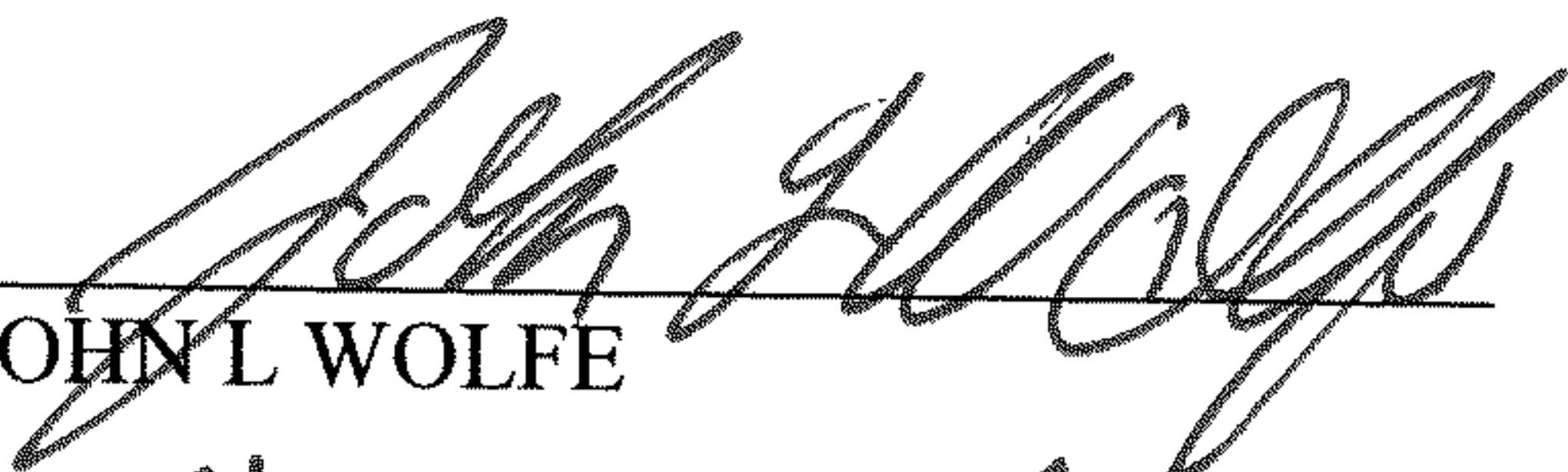
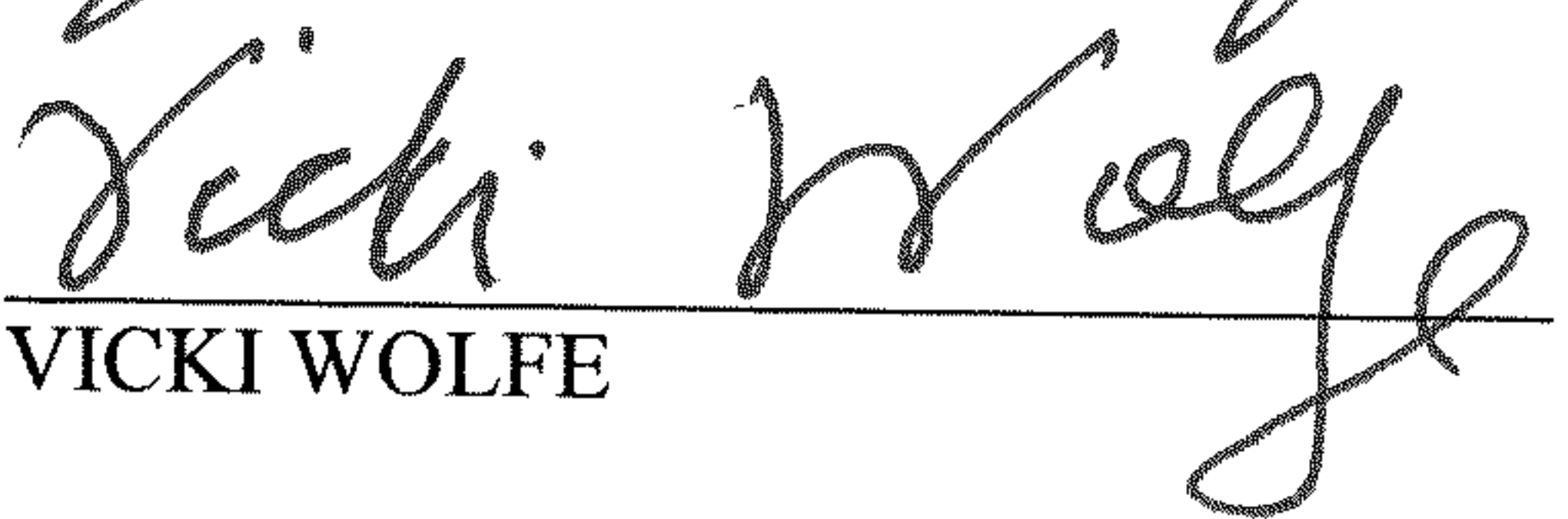
1. Taxes for the year beginning October 1, 2020 which constitutes a lien but are not yet due and payable until October 1, 2021.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
3. Less and except any part of subject property lying within any road right of way.
4. Less and except any part of subject property lying within any creek.
5. Rights of others in and to the use of the nonexclusive perpetual easement for ingress, egress and utilities as recorded in Instrument 1994-6089 in the Probate Office of Shelby County, Alabama.

\$0.00 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.

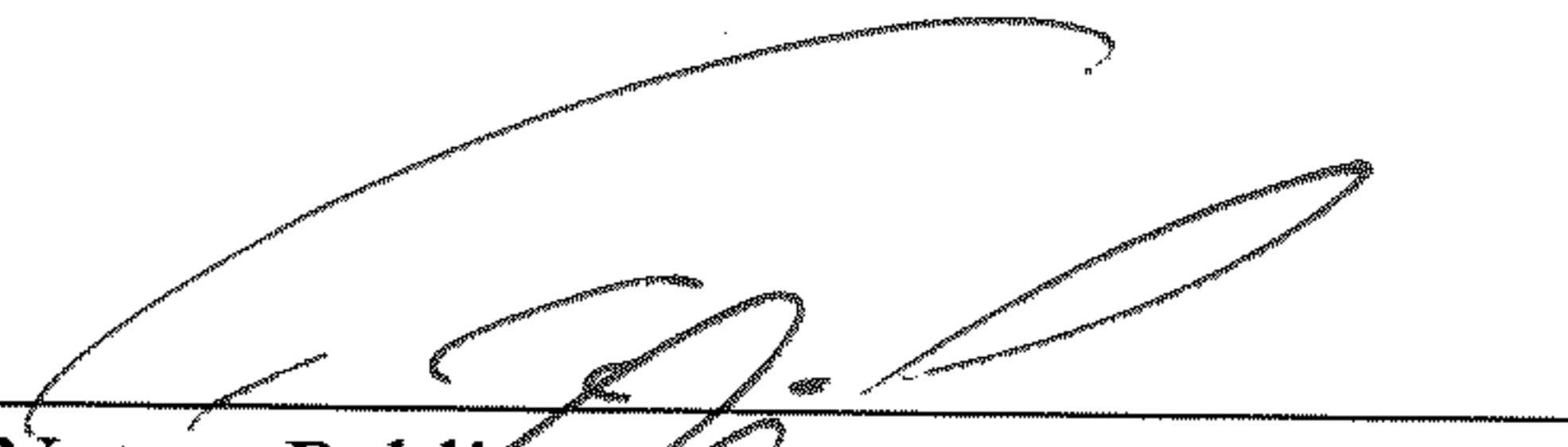
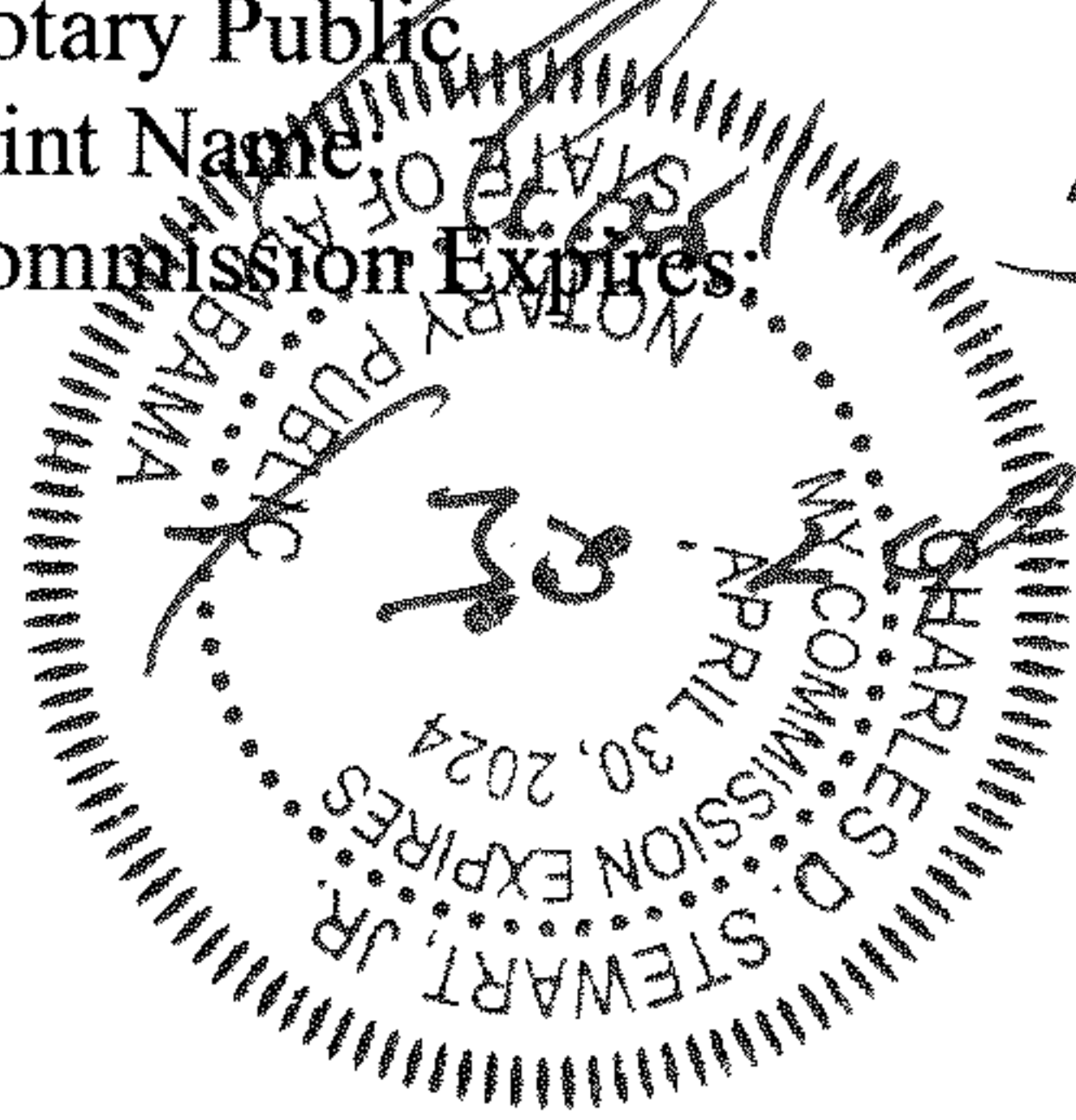
13th IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the day of May, 2021.

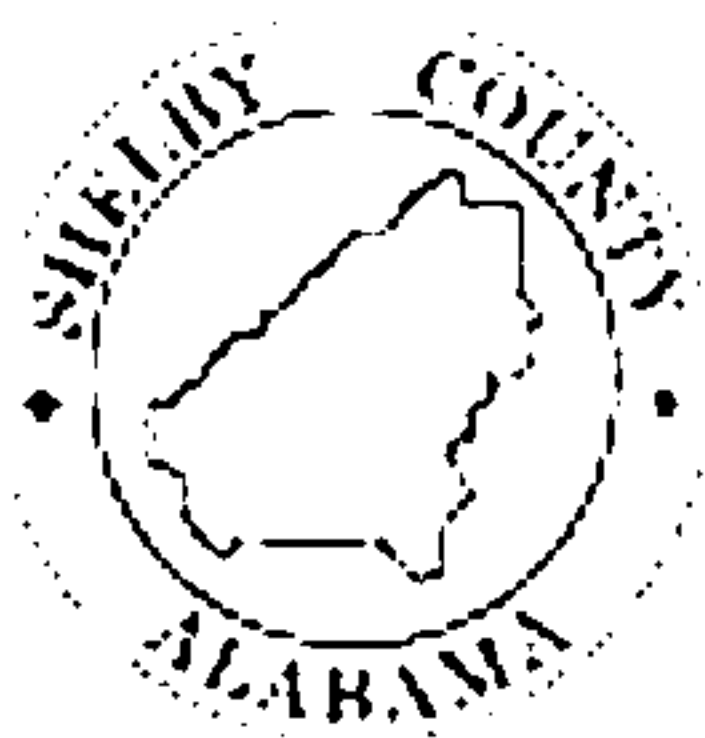

JOHN L WOLFE

VICKI WOLFE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOHN L WOLFE AND VICKI WOLFE whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13th day of May, 2021.


Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: April 30, 2024




Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/17/2021 11:14:45 AM
\$490.00 CHERRY
20210517000241520
