

This instrument was prepared by

(Name) Calvin B. Watts

(Address) 3300 Montgomery Highway, Birmingham, Alabama

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

2093

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar (\$1.00) and Other Valuable Considerations

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Robert W. Keller and wife, Brenda N. Keller

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Sunny Realty, Inc.

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 4, Block 3, according to the survey of Green Valley as recorded in Map Book 5, Page 94, in the Probate Office of Shelby County, Alabama.

Subject to that certain mortgage from Robert L. Hand and wife, Paula D. Hand to Guaranty Savings & Loan Association, recorded in Mortgage Book 326, Page 597, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to easements and restrictions of record.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1976 FEB -3 PM 8:07  
Deed Jaf 100  
Cand. J. M. Jones  
JUDGE OF PROBATE

19760203000006560 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
02/03/1976 12:00:00AM FILED/CERT

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

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 26th day of January, 1976.

(Seal)  
(Seal)  
(Seal)

Robert W. Keller (Seal)  
Brenda N. Keller (Seal)  
(Seal)

STATE OF ALABAMA  
Shelby COUNTY

I, Notary Public, do hereby certify that Robert W. Keller and wife, Brenda N. Keller, those names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of January, A. D., 1976.

General Acknowledgment

Sharon E. Pardue  
Notary Public.