

This instrument prepared by

(Name) Harrison and Conwill

(Address) Columbiana, Alabama

Jefferson Land Title Services Co. Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar, other good and valuable consideration and the assumption of unpaid balance due on mortgage to Guaranty Savings & Loan Asso. recorded in Mortgage Book 352 page 780 in Probate Office of Shelby County, Alabama, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where of is acknowledged, I or we,

Daniel P. Nugent, Jr. and wife, Patricia S. Nugent

(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 27 of Oakdale Estates as recorded in Map Book 5 page 98 in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to setback line, easements and right-of-ways of record.

19760709000063790 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
07/09/1976 12:00:00AM FILED/CERT

STATE OF ALABAMA  
JUDGE OF PROBATE  
1976 JUL -9 PM 4:09  
Deed Bk. 50  
INSTRUMENT WAS FILED

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 said grantee, his, her or 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 stated above; that I (we have a good right to sell and convey the same as afore-said; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 9th day of July, 1976.

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(SEAL) Daniel P. Nugent, Jr. (SEAL)  
(SEAL) Patricia S. Nugent (SEAL)  
(SEAL) (SEAL)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Daniel P. Nugent, Jr. and wife, Patricia S. Nugent

whose name(s) 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 9th day of July

Martha B. Jones  
Notary Public