

This instrument was prepared by

390

no dgs.
see mtg

(Name) M. Lewis Gwaltney

(Address) 433 Frank Nelson Building, Birmingham, Alabama

Form 1-1-7 Rev. 1-66

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

COUNTY OF Shelby

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty Two Thousand, Nine Hundred and no/100's-----
(\$22,900.00) Dollars

to the undersigned grantor, Sunny Realty, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

Herschel Edward McEwen, Jr., and wife, Sherry K. Mc Ewen

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate,
situated in Shelby County, Alabama, to-wit:

Lot 1, in Block 2, according to the Survey of First Addition to Fall
Acres, as recorded in Map Book 4, Page 77, in the Office of the Judge
of Probate of Shelby County, Alabama. Subject to easements, rights of
ways, permits and restrictions of record.

Also, all wall to wall carpeting in all rooms except kitchen, dining
room and baths are hereby conveyed.

\$22,900.00 of the purchase price recited above was paid from a mortgage
loan closed simultaneously herewith.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1968 NOV-4 AM 8:20
U.C.C. FILE NUMBER ON
REC. BL. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE
Dorothy J. Anderson

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of
them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances,

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 said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Norman L. Collum
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of October 1968

ATTEST:

SUNNY REALTY, INC.

[Signature]
Secretary

By Norman L. Collum
Norman L. Collum President

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned
Norman L. Collum
President of Sunny Realty, Inc.
State, hereby certify that
whose name as
a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as
the act of said corporation,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 30th day of October

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[Signature]
Notary Public

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