

This instrument was prepared by

1529

(Name) Calvin B. Watts
(Address) 1906 1/2 29th Ave. S. B'ham, Alabama

Jefferson Land Title Service 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 Five thousand dollars (\$5,000.00)

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

Kathleen Busby, an unmarried woman

(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:

Commence at the northwest corner of the NW 1/4 of the NW 1/4 of Section 1, Township 24, Range 13 East and run north 3 deg. 30 min. west 1288 feet to the water line; run thence north 87 deg. 10 min. east along the water line 195 feet; run thence south 3 deg. 30 min., east 30 feet to the northwest corner and point of beginning of the lot herein conveyed from said point of beginning run thence south 3 deg. 30 min. east 250 feet; run thence north 87 deg. 10 min. east 180 feet; run thence north 3 deg. 30 min. west 250 feet; run thence south 87 deg. 10 min. west 180 feet to point of beginning, being a part of the NE 1/4 of the SW 1/4 of Section 22, Township 22, Range 2 West, together with the right of ingress, egress and regress over and across the following described parcel of land in common with E. J. and Aria Ford, their heirs and assigns, to-wit: Commence at the NW corner of the NW 1/4 of NW 1/4 of said Section 1 and run north 3 deg. 30 min. west 1288 feet to the water line; run thence north 87 deg. 10 min. east along the water line 195 feet; run thence South 3 deg. 30 min. East 30 feet, which point is the NW corner of above lot and the point of beginning of the parcel of land over which an easement is being granted; from said point run thence north 87 deg. 10 min. East, 390 feet; run thence south 3 deg. 30 min. West 30 feet; run thence south 87 deg. 10 min. West 390 feet; run thence south 3 deg. 30 min. East 30 feet to the point of beginning, and being a part of the NE 1/4 of SW 1/4 of Section 22, Township 22, Range 2 West.

This conveyance is subject to easements and restrictions of record.

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 aforesaid; 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 14th day of May, 1969.

(SEAL)

Kathleen Busby

(SEAL)

(SEAL)

(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 Kathleen Busby, an unmarried woman

whose name(s) 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, has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of May

Calvin B. Watts

Notary Public

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