

This instrument was prepared by

(Name).....Norman L. Collum.....

(Address).....1906 1/2 29th Avenue South, Birmingham, Alabama.....

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

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,

Albert E. Russell, Jr. and wife, Betty D. Russell

(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 Northeast corner of the S 1/2 of SE 1/4 of the NW 1/4 of Section 7, Township 24 North, Range 13 East; thence run South along east line of said 1/4 1/4 Section a distance of 35.0 feet to the point of beginning; thence continue South along the East line of said 1/4 1/4 Section a distance of 70.00 feet; thence at an angle of 89 deg. 36 min. to the right a distance of 149.76 feet to the East boundary of a County Highway (paved); thence at an angle of 67 deg. 45 min. to the right and along the East border of said highway a distance of 35.0 feet; thence at an angle of 99 deg. 18 min. to the right a distance of 167.77 feet to the point of beginning;

Also commence at the Northeast corner of the S 1/2 of the SE 1/4 of NW 1/4 of Section 7, Township 24 North, Range 13 East and un South along the East side of said 1/4 1/4 Section a distance of 105.0 feet to point of beginning; thence continue South along the East line of said 1/4 1/4 Section 140.0 feet; thence at an angle of 63 deg. 41 min. to the right a distance of 84.69 feet to the East boundary of a County Road (paved); thence at an angle of 93 deg. 40 min. to the right and along said Highway 191.34 feet; thence at an angle of 112 deg. 15 min. to the right a distance of 149.76 feet to point of beginning.

All being situated in S 1/2 of SE 1/4 of NW 1/4 of Section 7, Township 24 North, Range 13 East.

Subject to that certain mortgage to Realty Mortgage Company dated June 13, 1966 filed for record in the office of Probate, Shelby County, Alabama, on June 15, 1966 and recorded in Mortgage Book 301, Page 321, to secure the principal sum of \$11,000.00; and transferred by separate assignment dated July 11, 1966 from Realty Mortgage Company to Metropolitan Life Insurance Company, filed for record July 14, 1966, at 8 o'clock A. M. and recorded in Deed Book 243, Page 555.

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 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..... day of.....September....., 19..69..

(Seal)

(Seal)

(Seal)

Albert E. Russell, Jr. (Seal)

Betty D. Russell (Seal)

(Seal)

General Acknowledgment

the undersigned

hereby certify that.....Albert E. Russell, Jr. and wife, Betty D. Russell..... whose name.....are..... signed to the foregoing conveyance, and who.....are..... known to me, acknowledged before me

this day, that, being informed of the contents of the conveyance.....have..... executed the same voluntarily the day the same bears date.

Given under my hand and official seal this.....day of.....September.....

Notary Public.

631
STATE OF ALABAMA
JEREMY E. HILL
INSTRUMENT WAS FILED
Deed Tax \$2.50
RECEIVED OCT 2 1969
U.S.C. FILE NUMBER OR
REC. BOOK & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE
Conveyed by

631
STATE OF ALABAMA
Jefferson COUNTY
BOOK 239 PAGE 239

631
NORMAN L. COLLUM
NOTARY PUBLIC
SEP 15 1969
A. D. 1969