

This instrument was prepared by

(Name) Norman L. Collum

(Address) 2702-B 19th Street South, Birmingham, 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 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,

J. P. Breaseale and wife, Bobbie Breaseale

(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 Jefferson County, Alabama, to-wit:

Part of the Southwest Quarter of Southeast Quarter of Section 16, Township 19, Range 2 West and being more particularly described as follows: Commence at the Southwest corner of said quarter-quarter section; thence East along the South line of same a distance of 710.0 feet; thence 64 degrees 46 minutes to the left in a Northeasterly direction a distance of 969.30 feet; thence 74 deg. 52 minutes to the left in a Northwesterly direction a distance of 183.60 feet to the point of beginning of tract herein described; thence continue along the last named course a distance of 150.0 feet; thence 90 degrees 00 minutes to the left in a Southwesterly direction a distance of 200.00 feet; thence 90 degrees 09 minutes to the left in a Southeasterly direction a distance of 160.24 feet to a point on a curve to the right having a central angle of 10 degrees 18 minutes a radius of 1110.84 feet; thence 92 degrees 36 minutes to the left along the cord of said curve; thence along the arc a distance of 200 feet to the point of beginning. Mineral and mining rights excepted.

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 17th day of March, 1971

STATE OF ALA. SHELBY CO.
INSTRUMENT NO. 1971-0000010660
FILED MAR 22 AM 8:54

U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Came from 3-22-71
ROOM OF PROBATE



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Shelby Cnty Judge of Probate, AL
03/22/1971 12:00:00 AM FILED/CERT

(SEAL)

J. P. Breaseale

(SEAL)

(SEAL)

Bobbie Breaseale

(SEAL)

(SEAL)

(SEAL)

STATE OF Alabama

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. P. Breaseale and wife, Bobbie Breaseale

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, have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of March, A.D. 1971

Norman L. Collum
Notary Public

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