

This instrument was prepared by

(Name).....Karl C. Harrison

(Address).....Columbiana, 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 Three Hundred and no/100 Dollars and the execution of a purchase money mortgage for \$3500.00.

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

O'Neal C. Crumpton and wife, Beatrice B. Crumpton

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Sunny Realty Company, Inc.

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 15 according to "Sunrise Cove" as shown by subdivision map recorded in Map Book 5 page 31 in the Probate Office of Shelby County, Alabama. Except one-half interest in mineral and mining rights.

Subject to restrictive covenants dated June 25, 1968, and recorded in Deed Book 253 page 759 in the Probate Office of Shelby County, Alabama.

Subject to rights of Alabama Power Company for flooding as shown by Deed Book 243 page 638 in the Probate Office, the same being dated July 14, 1966.

19711210000053000 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
12/10/1971 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1971 DEC -9 PM 3:28  
U.C.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE  
Carmel M. Boudin  
JUDGE OF PROBATE

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 3rd day of December, 1971.

(Seal)

(Seal)

(Seal)

O'Neal C. Crumpton (Seal)

Beatrice B. Crumpton (Seal)

Beatrice B. Crumpton

General Acknowledgment

STATE OF ALABAMA

Shelby COUNTY

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that O'Neal C. Crumpton and wife, Beatrice B. Crumpton

whose names 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 3rd day of December, 1971 A. D., 1971

Martha B. Joiner  
Notary Public.