

10746

This instrument was prepared by

(Name) Margaret McClendon

(Address) 411 Elder Oaks Way

Jefferson Land Title Service Co., Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar and other good and valuable consideration

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

Frank R. Griffin and wife, Martha P. Griffin

(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:

Begin at the southeast corner of the North-West quarter of the North-East quarter of Section 33, Township 20 South, Range 3 West, Shelby County, Alabama; thence in a westerly direction along the south line of said quarter-quarter section, 115.00 feet; thence turn 90 degrees and 00 minutes to the right in a northerly direction 801.90 feet to the point of beginning; thence continue northerly along straight line projection 200.00 feet; thence turn 90 degrees and 00 minutes to the right in an easterly direction 317.00 feet to intersection with the west right-of-way boundary of a public road; thence turn 75 degrees and 47 minutes to the right in a southeasterly direction along said west boundary 206.32 feet; thence turn 104 degrees and 13 minutes to the right in a westerly direction 367.67 feet to the point of beginning.

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Shelby Cnty Judge of Probate, AL
04/06/1972 12:00:00 AM FILED/CERT

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 1st day of April, 1972.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1972 APR -6 PM 12:37
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Conrad Moten
JUDGE OF PROBATE

(SEAL) x Frank R Griffin (SEAL)
(SEAL) x Martha P Griffin (SEAL)
(SEAL) (SEAL)

STATE OF Alabama
Jefferson COUNTY

General Acknowledgment

I, Norman L. Collum, a Notary Public in and for said County,

in said State, hereby certify that FRANK R. GRIFFIN & MARTHA P. GRIFFIN

whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, after 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 1st day of April, A.D. 1972.

Norman L. Collum
Notary Public

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