

This instrument was prepared by

(Name) Calvin B. Watts

(Address) 3300 Montgomery Highway, Birmingham, Alabama

WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama



19720726000036700 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
07/26/1972 12:00:00 AM FILED/CERT

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar (\$1.00) and other good and 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,

Frank 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:

Lot 7, Sunnybrook.

Begin at the northwest corner of the North-East quarter of the North-East quarter of Section 33, Township 20, South, Range 3 West, Shelby County, Alabama; thence in an easterly direction along the north boundary of said quarter-quarter section 245.57 feet to intersection with the west boundary of a public road; thence turn 90 degrees and 00 minutes to the right in a southerly direction along said west right-of-way boundary 136.65 feet; thence turn 90 degrees and 00 minutes to the right in a westerly direction 245.57 feet; thence turn 90 degrees and 00 minutes to the right in a northerly direction 136.65 feet to the point of beginning.

Subject to easements and restrictions of record.

STATE OF ALA. SHELBY CO.  
I HEREBY CERTIFY THIS INSTRUMENT WAS FILED  
1972 JUL 26 PM 3:42  
U.C.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE  
Consul M. Anderson  
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 15 day of July, 1972.

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..... (Seal)  
..... (Seal)  
..... (Seal)

Frank Griffin (Seal)  
Martha P. Griffin (Seal)  
..... (Seal)

STATE OF ALABAMA COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frank Griffin and wife, Martha P. Griffin whose name 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 15 day of July, A. D., 1972

Norman J. Colburn  
Notary Public

