

This instrument was prepared by

(Name).....

(Address).....

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 AND NO/100 (\$1.00) 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,

James L. Carden and wife, Sabra Carden

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

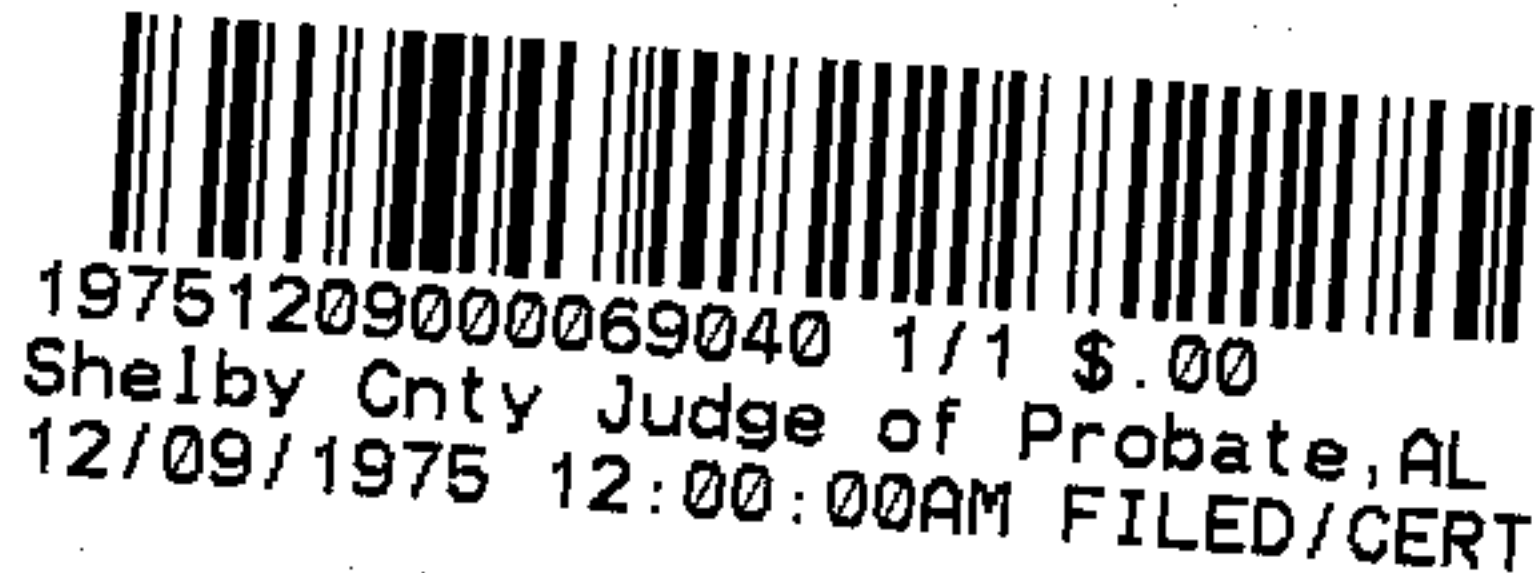
Sunny Realty, Inc.

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

Lots 9 and 10 in Block 96 according to Dunstan's Survey of Calera, Shelby County, Alabama.

Purchaser agrees to assume that certain mortgage to Central State Bank, Calera, Alabama, recorded in Mortgage Book 349, Page 644, in the Probate Office of Shelby County, Alabama.

BOOK 295 PAGE 839



STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 DEC -9 AM 8:31
Reed Jan 50
Cecil H. Johnston
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 6th day of December, 1975...

.....(Seal)

James L. Carden (Seal)

.....(Seal)

Sabra Carden (Seal)

.....(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James L. Carden and wife, Sabre Carden 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of December, A.D., 1975

James E. Culver
Notary Public, State of Alabama at Large
My Commission Expires November 5, 1978
Bonded by Western Surety Company