

This instrument was prepared by

(Name) Calvin B. Watts

(Address) 3300 Montgomery Highway, Birmingham

976

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

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,

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 11, 12, 13, 14, 15 and 16, in Block 96, according to the J. H. Dunstan's Map of the Town of Calera, Alabama, which map is on file in the Probate Office of Shelby County, Alabama.

This conveyance is subject to easements and restrictions of record.

BOOK 293 PAGE 11

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

1975 DEC 15 AM 8:23

Seal Tax 2.00

Comd by J. B. Carden

JUDGE OF PROBATE



19751215000070180 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/15/1975 12:00:00AM 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 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 1st day of December, 1975.

(Seal)

(Seal)

(Seal)

James L. Carden
Sabra Carden

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, Sharon E. Pardue, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James L. Carden and wife, Sabra Carden 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 1st day of December, A. D., 1975

Sharon E. Pardue

Notary Public