

This instrument was prepared by

(Name) W. L. Longshore, Jr., Attorney

3269

(Address) 423 Frank Nelson Building - Birmingham, Alabama 35203

Form 1-1-7 Rev. 8-70

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty Thousand One Hundred and no/100--(\$30,100.00)-----Dollars:

See Mtg 352-880

to the undersigned grantor, Sunny Realty, Inc. a corporation,  
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the  
said GRANTOR does by these presents, grant, bargain, sell and convey unto

Johnnie Matthew Wood, Jr. and wife, Wanda S. Wood

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor  
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate,  
situated in Shelby County, Alabama.

Lots 13 and 14, 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.

SUBJECT TO:

1. Ad valorem taxes for current year, 1976.
2. Restrictive covenants recorded in Deed Book 217, page 360 and Deed Book 221,  
page 872 in said Probate Office.

\$27,000.00 of the purchase price recited above was paid from a mortgage loan closed  
simultaneously herewith.



19760318000023000 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
03/18/1976 01:00:00 AM FILED/CERT

STATE OF ALABAMA, SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1976 MAR 18 AM 8:27  
Deed Book 352  
Consolidated  
JUDGE OF PROBATE

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of  
them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every con-  
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said  
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-  
brances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and  
its successors and assigns shall, warrant and defend the same to the said GRANTEES; their heirs, executors and assigns  
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Norman L. Collum  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 16th day of March 19 76

SUNNY REALTY, INC.

ATTEST:

By Norman L. Collum President  
Norman L. Collum

Secretary

STATE OF ALABAMA }  
COUNTY OF JEFFERSON }

I, the undersigned a Notary Public in and for said County in said  
State, hereby certify that Norman L. Collum  
whose name as President of Sunny Realty, Inc.  
a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being  
informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as  
the act of said corporation,

Given under my hand and official seal, this the 16th day of March

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Norman L. Collum  
Notary Public