

This inst was prepared by

(Name) Calvin B. Watts

Jefferson Land Title Service Co., Inc.

(Address) 3300 Montgomery Highway, Birmingham, Alabama

AGENTS FOR

Mississippi Valley Title Insurance Company

3641

500-22

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

STATE OF ALABAMA

COUNTY OF Shelby

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Dollar (\$1.00) and other valuable considerations

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

Robert W. Keller and wife, Brenda N. Keller

(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

Lot 4, Block 3, according to the survey of Green Valley as recorded
in Map Book 5, Page 94, in the Probate Office of Shelby County, Alabama.

Subject to that certain mortgage from Robert L. Hand and wife, Paula
D. Hand to Guaranty Savings & Loan Association, recorded in Mortgage Book
326, Page 597, in the Probate Office of Shelby County, Alabama.

Subject to that certain mortgage from W. J. Scoggins and wife, Bonnie to
Robert L. Hand and Paula D. Hand dated January 24, 1974, recorded in
Mortgage Book 337, Page 21, in the Probate Office of Shelby County, Alabama

This conveyance is subject to easements and restrictions of record.

19760330000027660 1/1 \$.00
Shelby Cnty Judge of Probate, AL
03/30/1976 01:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 MAR 30 PM 9:25
JUDGE OF PROBATE
Cordell H. Hester

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,

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 23rd day of March 19 76

WITNESSES:

SUNNY REALTY, INC.

By Norman L. Collum

President

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned

a Notary Public in and for said County in said

State, hereby certify that Norman L. Collum
whose name as the 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, Sunny Realty, Inc.

Given under my hand and official seal, this the 23rd day of March

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Sharon E. Pardue
Notary Public