

Lawyers Title Insurance Corporation

BIRMINGHAM, ALABAMA

STATE OF ALABAMA
COUNTY OF SHELBY

4749
} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100-----Dollar and other good and valuable consideration

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

Willy R. Carden and Connie M. Carden

(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, to-wit:

Lots 7 and 8, Block 94, according to Dunstan's Map of the Town of Calera, Alabama, as recorded in the Probate Office of Shelby County, Alabama.

Subject to Restrictive Covenants dated September 18, 1961, recorded in Deed Book 217, page 360, and amended July 27, 1962, recorded in Deed Book 221, page 872, in the Probate Office of Shelby County, Alabama.

BOOK 298 PAGE 409



19760430000038730 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/30/1976 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 APR 30 PM 1:41
Deed Book 50
Conrad M. J. ...
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 contingent 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 encumbrances,

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,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 29th day of April, 1976.

ATTEST:

SUNNY REALTY, INC.

By

President

STATE OF ALABAMA }
COUNTY OF SHELBY }

I, Martha B. Joiner,

a Notary Public in and for said County in said

State, hereby certify that
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 29th day of

April,

1976

Martha B. Joiner
Notary Public