

This instrument was prepared by

7234

(Name) _____

(Address) _____

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 SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of TWENTY NINE THOUSAND FOUR HUNDRED FIFTY AND NO/100 (\$29,450.00) DOLLARS, *See Mtg 356-607*

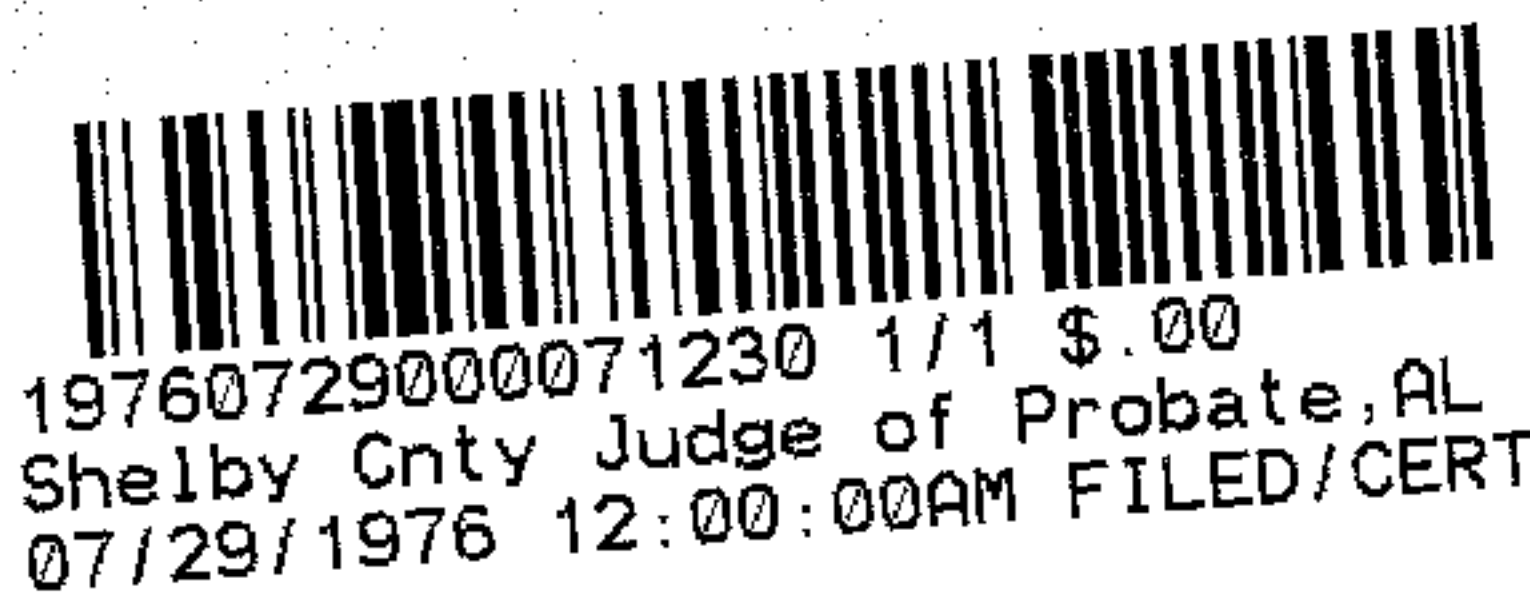
to the undersigned grantor, SUNNY REALTY, INC., a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

SAM W. THOMASTON AND JUDY THOMASTON

(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 11 and 12, Block 96, according to J. H. Dunstan's Map of Calera, Alabama, Shelby County, Alabama.

\$15,000.00 of the above recited consideration was furnished to Grantees through a loan from First Federal Savings and Loan Association of Bessemer secured by mortgage of said real estate executed simultaneously with the delivery of this deed.



STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 JUL 29 AM 8:52
Deed Mt 1452
Conveyance
JUDGE OF PROBATE

BOOK 300 PAGE 97

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, 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 23rd day of July 19 76

ATTEST: SUNNY REALTY, INC.

By *Norman L. Collum*
President

Secretary

STATE OF ALABAMA }
COUNTY OF JEFFERSON

I, Bernice Dabbs 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 23rd day of July

Bernice Dabbs
Notary Public