

This instrument was prepared by

(Name) Calvin B. Watts

7462

(Address) 3300 Independence Drive, Birmingham, Alabama

WARRANTY DEED- LAND TITLE COMPANY OF ALABAMA, 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,

Ava Lee Dawson Seale and husband, Billy Lee Seale

(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 1 and 2, in Block 89, according to Dunstan's Map and Survey of the Town of Calera, Alabama, situated in Shelby County, Alabama.

This conveyance is subject to easements and restrictions of record.

Subject to that certain mortgage from Ava Lee Dawson Seal and husband, Billy Lee Seale to Shelby County Savings & Loan Association of Columbiana dated March 12, 1973, and recorded in Mortgage Book 323, Page 483, securing \$10,500.00.

BOOK 300 PAGE 220

19760805000073810 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
08/05/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1976 AUG -5 PM 1:23  
Deed Bk. 300, p. 50  
JUDGE OF PROBATE  
Conrad Johnson

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 31<sup>st</sup> day of July, 1976.

(Seal)

(Seal)

(Seal)

Ava Lee Dawson Seale

Ava Lee Seale (Seal)  
Ava Lee Dawson Seale

(Seal)

Billy Lee Seale (Seal)

Billy Lee Seale (Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ava Lee Dawson Seale and husband, Billy Lee Seale 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 31<sup>st</sup> day of July, A. D., 1976.

Therese E. Pardee  
Notary Public