1046

This instrument was prepared by

(Name) Harrison, Conwill & Harrison
P.O. Box 557
(Address) Columbiana, Alabama 35051

HARRISON LAND TITLE SERVICES CO. INC.

Jefferson Land Title Services Co., Inc.
316 21ST NORTH • P. O. BOX 10481 • PHONE (205) -328-8020
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

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 Forty-nine Thousand and no/100----------

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

Luther Baccus, Jr. and Dora Baccus

(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:

Commence at the NW corner of NE¼ of NE¼ of Section 22, Township 22 South, Range 2 West; thence run South along the West line of said ¼-¼ Section a distance of 261.21 feet to the point of beginning; thence continue in the same direction a distance of 437.44 feet to a point on the North right-of-way line of the Relocation of Alabama Highway #25; thence turn an angle of 156 degrees 49 minutes 15 seconds to the left and run along the North right-of-way line of the Relocation of Alabama Highway #25 a distance of 509.68 feet; thence turn an angle of 68 degrees 39 minutes to the left and run a distance of 89.10 feet; thence turn an angle of 80 degrees 18 minutes to the left and run a distance of 172.77 feet to the point of beginning. Situated in the NE¼ of the NE¼ of Section 22, Township 22 South, Range 2 West, Shelby County, Alabama.

BOOK 316 PAGE 66

19790228000024650 1/1 $.00
Shelby Cnty Judge of Probate,AL
02/28/1979 12:00:00AM FILED/CERT

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 28 day of February 19 79

SUNNY REALTY, INC.

ATTEST:

By Norman L. Collum
Norman L. Collum, President

Secretary

WILLIAM T. HARRISON NOTARY PUBLIC

STATE OF ALABAMA SHELBY CO.
I CERTIFY THIS FILED
79 FEB 28 PM 1:53
Rec 49.00
Tax 1.50
Bal 1.00
51.50
JUDGE OF PROBATE

STATE OF ALABAMA
COUNTY OF SHELBY }

I, the undersigned authority 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, ackuowledged 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 28 day of February 19 79

Notary Public

Form ALA-33

Harrison & Conwill