Telephone 205-663-1130

This instrument was prepared by

(Name) Sunny Realty, Inc.

(Address)

This Form furnished by:

Cahaba Title, Inc.
1970 Chandalar South Office Park
Pelham, Alabama 35124
[redacted]
Representing St. Paul Title Insurance Corporation

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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 TWENTY-FOUR THOUSAND, NINE HUNDRED AND NO/100 --------($24,900.00)

to the undersigned grantor, Sunny Reatly, Incorporated 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

James E. Maddox, Jr. and wife, Susan E. Maddox

(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:

Tract #6 (Also referred to as Furman No. 71 or Mill No. 52): Commence at the intersection of the Southerly right of way line of Strowd Avenue and the Westerly right of way line of Fallon Avenue, said right of way lines as shown on the Map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence Northwesterly along said right of way line of Strowd Avenye for 194.00 feet to the point of beginning; thence 90 deg. left and run Southwesterly for 206.00 ft.; thence 107 deg. 33 min. 13 sec. right and run Northwesterly for 102.79 feet; thence 72 deg. 26 min. 47 sec. right and run Northeasterly for 175.00 feet to a point on the South right of way line of Strowd Avenue; thence 90 deg. right and run Southeasterly along said line of Strowd Avenue for 98.00 feet to the point of beginnins.

$22,400.00 of the purchase price recited was paid from a mortgage loan closed simutaneously with delivery of this deed.

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19790817000105970 1/1 $.00
Shelby Cnty Judge of Probate,AL
08/17/1979 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, Norman L. Collum who is authorized to execute this conveyance, has hereto set its signature and seal, this the 14th day of August 19 79

ATTEST:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
Secretary

By Norman L. Collum
Norman L. Collum
President

79 AUG 17 AM 8:54
Judge of Probate
Deed 2.50 Rec. 1.50 Ind. 1.00 Sec mtg. 395-145
JUDGE OF PROBATE

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, Incorporated 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 14th day of August 19 79

Form ALA-33

United Federal Savings & Loan
P. O. Box 603
Alabaster, Alabama 35007

Patsy Ray Teague
Notary Public

My Commission Expires July 5, 1982