

This instrument was prepared by

(Name) Calvin B. Watts

(Address) 3324 Independence Drive, Birmingham, Alabama, 35209

Form 1-1-6 Rev. 8-79 CORPORATION FORM WARRANTY DEED—LAWYERS TITLE INS. CORP., BIRMINGHAM, ALABAMA

STATE OF ALABAMA } KNOW ALL MEN BY THESE PRESENTS,
COUNTY OF Shelby }

That in consideration of One Dollar and other valuable considerations DOLLARS,
to the undersigned grantor, Sunny Realty, Inc. a corporation,
in hand paid by Jean C. Collum

the receipt of which is hereby acknowledged, the said
Sunny Realty, Inc., a corporation
does by these presents, grant, bargain, sell and convey unto the said
Jean C. Collum

the following described real estate, situated in Shelby County, Alabama.

Lot #97, as shown on a Map entitled "Property Line Map, Siluria Mills" prepared by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965, and being more particularly described as follows: Begin at the intersection of the north right of way line of 2nd 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 north-westerly along said right of way line of 2nd Avenue for 75.00 feet; thence 89 deg. 35 min. right and run northeasterly for 109.53 feet; thence 91 deg. 24 min. 30 sec. right and run southeasterly 75.00 feet to a point on the westerly right of way line of Fallon Avenue; thence Southwesterly along said right of way line of Fallon Avenue for 109.54 feet to a point of beginning. Situated in Shelby County, Alabama.

This conveyance is subject to easements and restrictions of record.

Grantee herein agrees to assume and pay that certain mortgage from Aubia Ray Pennington, Jr. and wife, Sammie K. Pennington, to the First Bank of Alabaster, dated January 31, 1975, file for record in the Office of Probate, County of Shelby, State of Alabama on February 12, 1975 at 8:19 A.M., and recorded in Mortgage Book 344, Page 924, to secure the principal sum of \$9,028.82.

TO HAVE AND TO HOLD, To the said Grantee, her heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, her

heirs and assigns, that it 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 Grantee, her heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Sunny Realty, Inc. by its Vice President, Calvin B. Watts, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 10th day of March, 19 82.

ATTEST: Paid TAX 1.00
Rec 1.50
and 1.00
3.50

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
NOT PUBLICLY FILED
Secretary

SUNNY REALTY, INC
By Calvin B. Watts Vice-President

STATE OF Alabama 1982 JUN 14 AM 8:28
COUNTY OF Jefferson

I, the undersigned JUDGE OF PROBATE a Notary Public in and for said County, in said State hereby certify that Calvin B. Watts whose name is Vice-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 10th day of March, 19 82

Sunny Realty
Sharon Barefoot Notary Public

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