

This instrument was prepared by

443

(Name) Calvin B. Watts

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

Form 1-1-6 Rev. 8-70

CORPORATION FORM WARRANTY DEED—LAWYERS TITLE INS. CORP., BIRMINGHAM, ALABAMA

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

\$1000
1/12/82

That in consideration of One Dollar and other good and 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 7, according to Robert Pledger's Resurvey of Blocks 262, 263 and 265
according to Dunstan's Map of the Town of Calera, Shelby County, Alabama,
as recorded in Map Book 4, Page 1, in the Probate Office of Shelby County,
Alabama.

This conveyance is subject to easements and restrictions of record.

Grantee herein agrees to assume and pay that certain mortgage executed by
Sunny Realty, Inc. to Central State Bank dated May 15, 1980 and recorded
May 19, 1980, at 10:15 A.M. in the Mortgage Book 402, Page 796, in the Probate
Office of Shelby County, Alabama, securing \$25,000.00.

BOOK 340 PAGE 270

TO HAVE AND TO HOLD, To the said Grantee, her

heirs and assigns forever.

And said Grantor
and assigns, covenant with said Grantee, her

does for itself, its successors

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encum-
brances 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 12th day of April, 19 82.

ATTEST:

Deed TAX 1.00
Rec 1.50
Incl 1.00
3.50

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1982 JUN 14 AM 8 25
SECRETARY

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

STATE OF Alabama
COUNTY OF Jefferson
JUDGE OF PROBATE

the undersigned a Notary Public in and for said County, in
said State, hereby certify that Calvin B. Watts
whose name as 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 12th day of April, 19 82.

Sunny Realty, Inc

Sharon E. Barefield
Notary Public