

874

This instrument was prepared by

(Name) DANIEL M. SPITLER
 Attorney at Law
 (Address) 1972 Chandalar Office Park
Pelham, Alabama 35124



This Form furnished by:

Cahaba Title, Inc.

1970 Chandalar South Office Park
 Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

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 Thirty Five Thousand and no/100 (\$35,000.00) DOLLARS

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

Randal W. Frank and Pamela H. Frank

(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 N.W. corner of Lot No. 8, in Block 2, of K.B. Nickerson's Survey on Helena
 Road and run in a Southerly direction along the East line of Pine Street 23 feet; thence
 continue in a Southerly direction along the East line of Pine Street for a distance of 180
 feet; run thence in an Easterly direction and parallel with the South line of Lot No. 9 a
 distance of 200 feet to point of beginning of the land herein described; thence continue in an
 Easterly direction 100 feet; thence in a Northerly direction along the East line of said Lots
 9 and 8, a distance of 180 feet; run thence in a Westerly direction and parallel with the
 South line of Lot 9 a distance of 100 feet; thence run in a Southerly direction and parallel
 with the East line of said Lots 8 and 9, a distance of 180 feet to point of beginning. Said
 map of K.B. Nickerson's Survey of Helena Road is recorded in Map Book 3, Page 116. ALSO, the
 West 35 feet of the West 50 feet of the North 203 feet of Lot No. 16, in Block 2, of K.B.
 Nickerson's Survey on Helena Road, with the exception of a strip 23 feet wide across the North
 end of said Lot 16, which is used for roadway purposes. Said property being a part of the
 Northeast Quarter of the Northwest Quarter of Section 2, Township 21 South, Range 3 West, and
 being in said K.B. Nickerson's Survey on Helena Road. Situated in Shelby County, Alabama.

Subject to easements and restrictions of record.

\$33,250.00 of the purchase price recited above was paid from a mortgage loan closed
 simuntaneously herewith.

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 con-
 tingent 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 encum-
 brances,

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 24th day of August 19 82

ATTEST:

STATE OF ALA. SHELBY CO.
 I CERTIFY THIS
 INSTRUMENT WAS FILED

SUNNY REALTY, INC.

By Norman L. Collum
 NORMAN L. COLLUM President

1982 AUG 26 AM 8:11

Recd 2.00
 Rec. 1.50
 Ind. 1.00
 4.50

STATE OF ALABAMA
 COUNTY OF SHELBY

Thomas A. Shanderson, Jr.
 JUDGE OF PROBATE

I, the undersigned
 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, 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 24th day of August 19 82.

Form ALA-33

Daniel M. Spitler