

This instrument was prepared by

(Name) Thomas L. Foster

(Address) 2010 City Federal Bldg. Birmingham, Alabama

Form 1-1-7 Rev. 8-70

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of --Thirty-six Thousand One Hundred Twenty-five and no/100 (\$36,125.00) Dollars

to the undersigned grantor, Realty Brokers, 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

Lon Edwin Hudson and wife, Leslie H. Hudson

(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:

Lot 49, according to the Survey of Cahaba Manor Town Homes, as recorded in Map Book 6, page 105 in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes for the current tax year.
2. Easements over the Northerly 10 feet of subject property for public utilities.
3. Easements to Ala. Power Co. in Deed Book 108, page 379.
4. Easements to Alabama Power Co. in Deed Book 304, page 11.
5. Restrictive covenants as to underground cables in Misc. Book 19, page 269.
6. Agreements with Ala. Power Co. as set forth in Misc. Book 19, page 266.
7. Restrictions in Misc. Book 21, page 96.
8. Declaration of covenants relative to sewer system in Misc. Book 21, page 100.
9. Instrument of dedication in Deed Book 306, page 946.

\$34,200.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.



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Shelby Cnty Judge of Probate, AL
08/15/1977 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, 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Vice President, R. P. Sexton, Jr. who is authorized to execute this conveyance, has hereto set its signature and seal, this the 29th day of July 19 77

ATTEST:

STATE OF ALABAMA

Secretary

REALTY BROKERS, INC.

By R. P. Sexton, Jr. Vice-President

STATE OF ALABAMA
COUNTY OF JEFFERSON

1977 AUG 15 AM 9 25

Qued 2.00

Rec. 1.50

Ind. 1.00

4.50

Deed mtg. 368-427

I, the undersigned JUDGE OF PROBATE, a Notary Public in and for said County in said State, hereby certify that R. P. Sexton, Jr. whose name as Vice-President of Realty Brokers, 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 29th day of July 19 77.

Notary Public

Thomas L. Foster
Suite 201, 2nd Bldg.
Birmingham, Ala.