

This instrument was prepared by

418

(Name) Robert R. Sexton

(Address) 912 City Federal Building, Birmingham, Alabama 35203

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 SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty Five Thousand Three Hundred and No/100-- (\$45,300.00)--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

Manning T. Jeter, III and wife, Cheree B. Jeter

(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, to-wit:

Lot 4, of Cahaba Manor Town Homes, First Addition, as recorded in Map Book
7, page 57 in the Office of the Judge of Probate in Shelby County, Alabama,
also the Easterly 5.0 feet of Lot 3.

\$43,000.00 of the purchase price recited above was paid from a mortgage
loan closed simultaneously herewith delivery of this deed.

Subject to:

Ad valorem taxes due October 1, 1978.

Easements to Alabama Power Company in Deed Book 108, page 379, and Deed
Book 311, page 689.

Easements and right of way to Pelham Sewer Fund in Deed Book , page
Sewer easements in Deed Book 312, page 564

Restrictions, conditions and limitations in Misc. Book 25, page 396,
which contain no reversionary clause.

Sewer covenants in Misc. Book 25, page 393.

Building set back line and easements as shown by record plat.

Easements and restrictions of record

19780530000067480 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/30/1978 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 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, 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 23rd day of May 1978
REALTY BROKERS, INC.

ATTEST:

STATE OF ALA. SHELBY CO.
I CERTIFY THAT
DOCUMENT WAS FILED

STATE OF ALABAMA
COUNTY OF JEFFERSON

MAY 30 AM 11:34

Deed Tax 2.50
Re. 1.50
Ind. 0.00
5.00

By R.P. Sexton, Jr., Vice-President
See Mtg. 378-624

I, the undersigned, 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 23rd day of May

Barnett & Jingle

Mary W. Hammett
Notary Public
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