

This instrument was prepared by

(Name) Robert R. Sexton 710

(Address) 912 City Federal Building 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 SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty One Thousand Three Hundred and No/100-----(\$41,300.00)---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

David Ray Brown and wife, Janice Williams Brown

(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 80, except the North 5 feet thereof, according to the Survey of Cahaba
Manor Town Homes, Second Addition, as recorded in Map Book 7, page 62, in
the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

Ad valorem taxes due October 1, 1979.

Easements over the Westerly 5 feet of subject property for public utilities,
as shown by record plat.

Easements to Alabama Power Co. in Deed Book 108, page 379.

Easements to Alabama Power Co. in Deed Book 313, page 789.

Restrictions regarding underground cables in Misc. 27, page 420.

Agreement with Alabama Power Co. in Misc. 27, page 421.

Easements to Pelham Sewer Fund in Deed Book 316, page 158.

Covenants regarding sewer system in Misc. Volume 28, page 144.

Restrictions, conditions and limitations in Misc. Volume 28, page 147.

\$39,200.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith delivery of this deed.

19781219000168400 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/19/1978 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 VicePresident, Ronald H. Dyar
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 15th day of December 1978

ATTEST:

REALTY BROKERS, INC.

STATE OF ALA. SHELBY CO.
DEED FILED
Secretary

By

Ronald H. Dyar, Vice-

President

STATE OF ALABAMA
COUNTY OF JEFFERSON

DEC 19 AM 9:24

Deed 2.50
Rec. 1.50
Ind. 1.00
3.00

See mtg. 386-576

I, THE UNDERSIGNED

State, hereby certify that Ronald H. Dyar
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 15th day of December

Notary Public