This instrument was prepared by

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(Name) Robert R. Sexton

(Address) 912 City Federal Building Birmingham, Alabama 35203

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

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty Thousand Eight Hundred Seventy Five and No/100----------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

Thomas J. Hahn and wife, Jean J. Hahn

(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

Lot 78, 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:
1) Taxes due in the current year.
2) Easements over the Southerly 5 feet of subject property for public utilities, as shown by record plat.
3) Easements to Alabama Power Company in Deed Book 108, page 379.
4) Easements to Alabama Power Company in Deed Book 313, page 789.
5) Agreements regarding underground cables in Misc. Volume 27, page 420.
6) Agreement with Alabama Power Company in Misc. Volume 27, page 421.
7) Easements to Pelham Sewer Fund in Deed Book 316, page 158.
8) Covenants regarding sewer system in Misc. Volume 28, page 144.
9) Restrictions, conditions and limitations in Misc. Volume 28, page 147, which contain no reversionary clause.

$50,750.00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith.

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Shelby Cnty Judge of Probate,AL
10/09/1979 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,

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, Ronald H. Dyar who is authorized to execute this conveyance, has hereto set its signature and seal, this the 5th day of October 19 79

ATTEST:

REALTY BROKERS, INC.

By Ronald H. Dyar

Secretary Ronald H. Dyar Vice President

STATE OF ALABAMA
COUNTY OF JEFFERSON }

I, the undersigned a Notary Public in and for said County in said 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, ackuowledged 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 5th day of October 19 79

Notary Public

NOTARY PUBLIC ALABAMA