

See Mtg 319-332

This instrument was prepared by

(Name) Mary E. Stark
2233-4th Avenue North
(Address) Birmingham, Alabama.

CORPORATION FORM WARRANTY DEED - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventeen Thousand Two Hundred and no/100 - - - - - DOLLARS,

to the undersigned grantor, Realty Brokers, Inc., a corporation,
in hand paid by Lois M. Falkner, an unmarried woman,

the receipt of which is hereby acknowledged, the said
Realty Brokers, Inc.,
does by these presents, grant, bargain, sell and convey unto the said

Lois M. Falkner, an unmarried woman,
the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 10, in Block 1, according to the Survey of Armstrong Estates, First Sector, as recorded in
Map Book 5, at page 19, in the office of the Judge of Probate of Shelby County, Alabama.

Subject to reservation of all minerals and mining rights as shown by instrument recorded in Deed
Volume 103, at page 100, in the office of the Judge of Probate of Shelby County, Alabama.

Subject to easements as shown by survey recorded in Map Book 5, at page 19, in the office of the
Judge of Probate of Shelby County, Alabama.

Subject to restrictions as shown by instrument recorded in Deed Volume 244, at page 215 and as
amended by Deed Volume 262, page 529 and Deed Volume 262, page 841, in the office of the Judge of
Probate of Shelby County, Alabama.

Subject to right of way to Alabama Power Company as shown by instruments recorded in Deed Volume
52, page 285; Deed Volume 136, page 538; Deed Volume 118, page 302 and Deed Volume 241, page 345
and Deed Volume 206, page 175, in the office of the Judge of Probate of Shelby County, Alabama.

Subject to right if way to Alabama Power Company and Southern Bell Telephone and Telegraph Company
as shown by instrument recorded in Deed Volume 248, page 215, Deed Volume 262, page 17, in the office
of the Judge of Probate of Shelby County, Alabama.

As a part of the consideration of this conveyance, the grantee herein assumes and agrees to pay the
state, county and city taxes for the current tax year ending September 30, 1971.

TO HAVE AND TO HOLD unto the said Lois M. Falkner, her heirs and assigns forever.

And said Realty Brokers, Inc., does for itself, its successors
and assigns, covenant with said Lois M. Falkner, an unmarried woman, her

heirs and assigns, that it 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

Lois M. Falkner, an unmarried woman, her

heirs, executors and assigns forever, against the lawful claims of all persons.

\$17,100.00 of the purchase price recited above was paid from mortgage loan
made simultaneously herewith.

IN WITNESS WHEREOF, the said Realty Brokers, Inc., has caused these presents to be
its President, its signature to be attested and its seal affixed by William H. Francis,
executed in its name by R. P. Sexton, its Secretary, both of whom are thereunto duly authorized,

this the 30th day of September

ATTEST:

REALTY BROKERS, INC.,

Signature of William H. Francis
Secretary

By

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Mary E. Stark a Notary Public in and for said County, in
said State, hereby certify that R. P. Sexton and William H. Francis
whose names as President and Secretary, respectively of Realty Brokers, Inc.,
a corporation, are 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, they as such officers 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 30th day of September, 1971.

Signature of Mary E. Stark
Notary Public

19711002000041510 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/02/1971 12:00:00 AM FILED/CERT

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STATE OF ALA. SHELBY CO.
OCT - 2 1971
FILED