James M. Tingle

7466

ADDRESS: 912 Ci Birmin

912 City Federal Bldg. Birmingham, Alabama

CORPORATION WARRANTY DEED JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALL

State of Alabama

JEST SHELDY COUNTY;

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of -- Eighty-nine Thousand Six Hundred and no/100 (\$89,600.00) Dollars

to the undersigned grantor, Realty Brokers, Inc.

a corporation, in hand paid by John Martin Galese and wife, Florene S. Galese the receipt whereof is acknowledged, the said Realty Brokers, Inc.

does by these presents, grant, bargain, sell, and convey unto the said John Martin Galese and wife, Florene S. Galese

Shelby County, Alabama, to-wit:

Lot 1, in Block 2, according to the Survey of Indian Crest Estates, Second Sector, as recorded in Map Book 5, page 42 in the Office of the Judge of Probate of Shelby County, Alabama. Mineral and mining rights excepted.

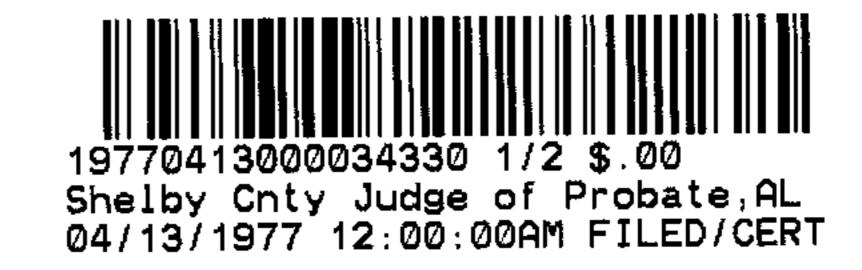
Subject to:

1. Ad valorem taxes for the current tax year, 1976.

2. A 50 foot building set back line and easements as shown by record plat.

3. Restrictions, conditions and limitations in Deed Book 256, page 597.

\$70,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.



TO HAVE AND TO HOLD Unto the said John Martin Galese and wife, Florene S. Galese as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And said Realty Brokers, Inc.

does for itself, its successors

and assigns, covenant with said John Martin Galese and wife, Florene: S. Galese, their heirs and assigns, that it 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 John Martin Galese and wife, Florene S. Galese, their

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

IN WITNESS WHEREOF, The said Realty Brokers, Inc.

signature by R. P. Sexton, Jr. its Vice- President, who is duly authorized, and has caused the same to be attested by its Secretary, on this $\mathcal{P}^{\frac{1}{1}}$ day of April. 1977.

REALTY BROKERS, INC.

R. P. Sexton, Jr. - Vice President

Secretary.

State of Alabama

JEFFERSON

COUNTY;

the undersigned

county in said state, hereby certify that

R. P. Sexton, Jr.

whose name as

PACE

Vice-

President of the Realty Brokers, Inc.

a corporation, is signed to the foregoing conveyance. and who is known to me, acknowledge 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.

day of April, 1977. Given under my hand and official seal, this the Ith

RE"CURN

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Rea

Brokers

, a Notary Public in and for said

BIRMINGI-LAM.

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NO.

HINON

ABAMA

35203

STATE OF ALA. SHELBY CO. Lee Mg 36.4-41 I CERTIFY THIS _ INSTRUMENT WAS FILED

'77 APR 13 AM 9:47

JUDGE OF PROBATE

Jund.

Jund.

Jund.