

THIS INSTRUMENT PREPARED BY:

NAME: James M. Tingle

ADDRESS: 912 City Federal Bldg.
Birmingham, Alabama

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

JEFFERSON ~~SH~~ELBY 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

as joint tenants, with right of survivorship, the following described real estate, situated in
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.



19770413000034330 1/2 \$.00
Shelby Cnty Judge of Probate, AL
04/13/1977 12:00:00AM FILED/CERT

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.

has hereto set its
its Vice- President,

who is duly authorized, and has caused the same to be attested by its Secretary,
on this 8th day of April, 1977.

ATTEST:

REALTY BROKERS, INC.

By R. P. Sexton, Jr.
R. P. Sexton, Jr. - Vice President

Secretary.

RETURN TO: L#9704

FIRST FEDERAL SAVINGS AND LOAN

ASSOCIATION OF ALABAMA

2000 1st AVENUE, NORTH

BIRMINGHAM, ALABAMA 35203,

Realty Brokers, Inc.

TO

John Martin Galese and wife,

Florene S. Galese

CORPORATION

WARRANTY DEED



19770413000034330 2/2 \$.00
Shelby Cnty Judge of Probate, AL
04/13/1977 12:00:00AM FILED/CERT

THIS FORM FURNISHED BY
ALABAMA TITLE COMPANY, INC.

615 No. 21st Street Birmingham, Ala.

State of Alabama

JEFFERSON

COUNTY;

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 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.

Given under my hand and official seal, this the 8th day of April, 1977.

Betty Hodges Putman
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

'77 APR 13 AM 9:47

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

See Mtg 364-41

Feed Tax 20.00
300.00
100.00
2400.00