

This instrument was prepared by

(Name) James M. Tingle

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(Address) 912 City Federal Building, Birmingham, Alabama 35203

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 JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of --Thirty-eight Thousand Five Hundred and no/100 (\$38,500.00)--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

Albert Velarde and wife, Janice Smith Velarde

(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 51, according to the Survey of Cahaba Manor Town Homes, as recorded in Map Book 6,
page 105 in the Office of the Judge of Probate Of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes for the current tax year.
2. Easements over the Northerly 10 ft. of subject property for public utilities.
3. Easements to Ala. Power Co. in Deed Book 108, page 379.
4. Easements to Ala. Power Co. in Deed Book 304, page 11.
5. Agreements with Alabama Power Co. as set forth in Mis. Book 19, page 266.
6. Restrictive Covenants as to underground cables in Misc. Book 19, page 269.
7. Restrictions shown in Vol. 21, Page 96.
8. Declaration of Covenants relative to Sanitary Sewer in Vol. 21, Page 100.



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Shelby Cnty Judge of Probate, AL
08/02/1977 12:00:00AM FILED/CERT

BOOK 306 PAGE 948

\$36,575.00 of the purchase price recited above was paid from mortgage loan closed
simultaneously herewith.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
1977 AUG -2 PM 12:31
JUDGE OF PROBATE

See Mtg 368-05

Rew 1.50

Ind 1.00

4.50

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 Vice President, R. P. Sexton, Jr.
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 27th day of July 19 77

ATTEST:

REALTY BROKERS, INC.

By R. P. Sexton, Jr. 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 R. P. Sexton, Jr.
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 27th day of July 19 77

Notary Public