

NAME: Robert R. Sexton

ADDRESS: 912 City Federal Building
Birmingham, Alabama 3520319770927000102290 1/1 \$.00
Shelby Cnty Judge of Probate, AL
09/27/1977 12:00:00AM FILED/CERT

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Form 1-1-6

CORPORATION FORM WARRANTY DEED— ALABAMA TITLE CO., INC., BIRMINGHAM, ALA.

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty Three Thousand One Hundred and No/100---(\$43,100.00)— DOLLARS,

to the undersigned grantor, Realty Brokers, Inc.
in hand paid by Judson R. Martin

a corporation,

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

the following described real estate, situated in Shelby County, to-wit:

Lot 45, and the North 10 inches of Lot 46, 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:

Ad valorem taxes due for the current year.

Easements to Alabama Power Co. in Deed Book 108, page 379, and Deed Book 304, page 11.

Easements and right of way to Pelham Sewer Fund in Deed Book 298, page 677.

Easements and agreements to Alabama Power Co. in Misc. Book 19, page 266.

Restrictive covenants as to underground cables in Misc. Book 19, page 269, which
contain no reversionary clause.Easements over the westerly 10 feet of subject property for public utilities, as
shown by record plat.\$40,900.00 of the purchase price recited above was paid from mortgage loan closed
simultaneously herewith delivery of this deed.

TO HAVE AND TO HOLD, To the said Judson R. Martin

his heirs and assigns forever.

And said Realty Brokers, Inc.
and assigns, covenant with said

does for itself, its successors

Judson R. Martin, his

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances,
except as shown 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 Judson R. Martin, his

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

IN WITNESS WHEREOF, the said Realty Brokers, Inc.

by its

Vice President, R. P. Sexton, Jr.

, who is authorized to execute this conveyance,

has hereto set its signature and seal, this the 26th day of September, 1977

REALTY BROKERS, INC.

ATTEST:

By R. P. Sexton, Jr.
Vice PresidentSTATE OF ALABAMA
COUNTY OF JEFFERSON

JUDGE OF PROBATE

I, the undersigned

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 26th day of September, 1977

BARNETT, TINGLE AND NOBLE

ATTORNEYS AT LAW

SUITE 212-223 CITY FEDERAL BUILDING

2026 AVENUE NORTH

BIRMINGHAM, ALABAMA 35203

Charles M. Zarnke
Notary Public

My Commission Expires: 4/19/80

BOOK 308 PAGE 20

STATE OF ALA. SHELBY CO.
JUDGE OF PROBATE

1977 SEP 27 AM 9 08

Secretary

Deed fee 2.50
Rec. 1.50
5.00

See Mtg. 369-794