

This instrument was prepared by

(Name) James M. Tingle 5462

(Address) 912 City Federal Building Birmingham, Alabama 35203

Form 1-1-7 Rev. 8-79

CORPORATION FORM WARRANTY DEED. JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF Shelby

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty One Thousand Three Hundred Twenty Five and No/100--(\$41,325.00)--- 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

Frederick Lee Brower and wife, Susan Ward Brower

(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, to-wit:

Lot 89, 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 year 1978.

Easements as shown by record plat.

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, and Deed Book 306, page 946.

Agreements and easements to Alabama Power Co. in Misc. Book 19, page 266.

Restrictive covenants as to underground cables in Misc. Book 19, page 269.

Restrictions, conditions and limitations in Misc. Book 21, page 96, which contain no reversionary clause.

Sewer covenants in Misc. Book 21, page 100.

\$39,200.00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith.



19771216000135270 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/16/1977 12:00:00AM FILED/CERT

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 contingent 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 encumbrances, 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 14th day of December 1977 REALTY BROKERS, INC.

ATTEST:

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

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned 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 14th day of December

Nancy W. Ham
Notary Public