

This instrument was prepared by

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(Name) ✓ Larry L. Halcomb, Attorney at Law

(Address) 3512 Old Montgomery Highway, Homewood, Alabama 35209

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 SHELBY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Forty three thousand two hundred twenty five and no/100 (\$43,225.00)

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

Robert Wayne Howell and Brenda Bonds Howell

(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 95, except the Northerly 0.15 feet thereof, 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 taxes for 1978.

Subject to restrictions, easements, agreements and sewer covenants of record.

\$23,200.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.



19771216000135280 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 13th day of December 1977  
REALTY BROKERS, INC.

ATTEST:

By

R.P. Sexton, Jr.  
Vice President

Secretary

STATE OF ALABAMA  
COUNTY OF JEFFERSON

Larry L. Halcomb

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a Notary Public in and for said County in said

State, hereby certify that R.P. Sexton, Jr.  
whose name as 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 13th day of December

LARRY L. HALCOMB  
Notary Public

My Commission Expires January 23, 1978