

This instrument was prepared by

9303

(Name).....James M. Tingle.....

(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 SHELBY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Thirty Seven Thousand Eight Hundred Fifty and No/100---(\$37,850.00)--- 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

John E. Miller and wife, Sandra P. Miller

(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 53, 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 October 1, 1978.

Building set back line and easements as shown by record plat.

Easements to Alabama Power Company in Deed Book 108, page 379.

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

Easements to Alabama Power Company in Deed Book 304, page 11.

Agreements with Alabama Power Company in Misc. Book 19, page 266.

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

which contain no reversionary clause.

Sewer easements in Deed Book 306, page 946.

Restrictions, conditions and limitations in Misc. Volume 21, page 96,

which contain no reversionary clause.

Sewer covenants in Misc. Book 21, page 100.

\$35,950.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith delivery of this deed.



19780327000037350 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
03/27/1978 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 24th day of March 19 78 REALTY BROKERS, INC.

ATTEST:

STATE OF ALA. SHELBY By R.P. Sexton, Jr., Vice-President  
SECRETARY CERTIFY THIS INSTRUMENT WAS FILED

STATE OF ALABAMA }  
COUNTY OF JEFFERSON }

1978 MAR 27 AM 9:00

Rec'd 200 Sec 376-147  
150  
450

I, the undersigned, R.P. Sexton, Jr., 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 24th day of March  
BARNETT, TINGLE AND NOBLE

ATTORNEYS AT LAW

912 CITY FEDERAL BUILDING

Notary Public