

This instrument was prepared by

2521

(Name) James M. Tingle, Attorney at Law

(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,

Total \$37,155.00

That in consideration of One Hundred and No/100 Dollars (\$100.00) and Other Good and Valuable Consideration

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 R. P. Sexton and wife, Anne Ratliff Sexton

(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 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, except the Northerly 0.87 feet of said lot.

SUBJECT TO:

1. Taxes due in the current year.
2. Building set back line and easements as shown by record plat.
3. Easements to Alabama Power Company in Deed Book 108, Page 379.
4. Easements and rights of way to Pelham Sewer Fund in Deed Book 298, Page 677.

BOOK 313 PAGE 612

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1978 JUL 17 AM 9:25



19780717000092080 1/1 \$.00
Shelby Cnty Judge of Probate, AL
07/17/1978 12:00:00AM FILED/CERT

Thomas A. Snowdon, Jr.
JUDGE OF PROBATE

Wend 37.50
Rec. 1.50
Ind. 1.00
40.00

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 1ST day of July 1978

ATTEST:

REALTY BROKERS, INC.

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 named 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,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 1ST day of July

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Grover C. Hutchins, Jr. Notary Public