

This instrument was prepared by

3263

(Name) Robert R. Sexton

(Address) 912 City Federal Building Birmingham, Alabama 35203

Form 1-1-6 Rev. 8-70

CORPORATION FORM WARRANTY DEED—LAWYERS TITLE INS. CORP., BIRMINGHAM, ALABAMA

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty Three Thousand Eight Hundred and No/100---DOLLARS,

to the undersigned grantor, Realty Brokers, Inc. a corporation,
in hand paid by Avis W. Bailey

the receipt of which is hereby acknowledged, the said Realty Brokers, Inc.

does by these presents, grant, bargain, sell and convey unto the said Avis W. Bailey

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

Lot 67, according to the Survey of Cahaba Manor Town Homes, First Addition, as recorded in Map Book 7, page 57, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

Ad valorem taxes due October 1, 1978.

Restrictions, conditions and limitations in Misc. Volume 25, page 396, which contain no reversionary clause.

Easements to Alabama Power Company in Deed Book 311, page 689.

Easements to Pelham Sewer Fund in Deed Book 312, page 560.

Covenants as to sanitary sewer systems in Misc. Volume 25, page 393.

\$41,600.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith delivery of this deed.



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Shelby Cnty Judge of Probate, AL
07/31/1978 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD, To the said Avis W. Bailey, her

heirs and assigns forever.

And said Realty Brokers, Inc. and assigns, covenant with said Avis W. Bailey, her

does for itself, its successors

heirs and assigns, that it 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

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

IN WITNESS WHEREOF, the said Realty Brokers, Inc. by its

President, R.P. Sexton, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 26th day of July, 1978.

ATTEST:

REALTY BROKERS, INC.

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

1978 JUL 31 AM 9 21

STATE OF ALABAMA

COUNTY OF JEFFERSON

JUDGE OF PROBATE

By R.P. Sexton President
Deed 2.50
Rec. 1.50 See mtg 381-114
Ind. 1.00
5.00

I, the undersigned said State, hereby certify that R.P. Sexton 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 26th day of July

1978

Barnett & Lingle, Inc.
Suite 412-423 City Fed Bldg.
2026 3rd Ave No.
421-35203

Notary Public