

This instrument was prepared by

(Name) Robert R. Sexton, 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.

That in consideration of Thirty-Seven Thousand Seven Hundred and No/100-----(\$37,700.00) 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 James M. Jennings and wife,

Jane W. Jennings

(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 13, 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, except a part of Lot 13 more particularly described as follows: Begin at the Southeast corner of said Lot 13, thence in a Southwesterly direction, along the Southeast property line of said Lot 13, a distance of 5.12 feet; thence 101 degrees 45 minutes 30 seconds right, in a Northwesterly direction, a distance of 148.85 feet; thence 164 degrees 14 minutes 30 seconds right, in a Southeasterly direction, along the Northeast property line of said Lot 13, a distance of 18.42 feet; thence 15 degrees 45 minutes 30 seconds right, in a Southeasterly direction, along the Northeast property line of said Lot 13, a distance of 130.09 feet to the Point of beginning.

## SUBJECT TO:

1. Taxes due in the current year.
2. Easements to Alabama Power Co. in Deed Book 311, Page 689.
3. Easements to Pelham Sewer Fund in Deed Book 312, Page 560.
4. Covenants regarding sanitary sewer in Misc. Volume 25, Page 393.
5. Restrictions, conditions and limitations in Misc. Volume 25, Page 396, which contain no reversionary clause.

\$35,800.00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith.

19780830000116300 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
08/30/1978 12:00:00AM FILED/CERT

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

Ad. Tax \$ 2.00  
AUG 30 AM 8:44

Judge of Probate

Rec. 1.50  
Ind 1.00  
\$ 4.50

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 25th day of August 1978

ATTEST:

REALTY BROKERS, INC.

By

R. P. Sexton, Jr.  
Vice President

Secretary

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,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 25th day of August

1978

James C. Nicholas, Jr.  
Notary Public