

(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 Seven Thousand Eight Hundred and No/100-(\$47,800.00)DOLLARS,

to the undersigned grantor, Realty Brokers, Inc. a corporation,
in hand paid by Betty Carol Canan

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

does by these presents, grant, bargain, sell and convey unto the said Betty Carol Canan

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

Lot 15 and the South 5 feet of Lot 16, 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.

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

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

Covenants regarding sanitary sewer system in Misc. Vol. 25, page 393.

Restrictions, conditions and limitations in Misc. Vol. 25, page 396.

\$42,800.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith delivery of this deed.



19780831000117260 1/1 \$.00
Shelby Cnty Judge of Probate, AL
08/31/1978 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD, To the said Betty Carol Canan, her

heirs and assigns forever.

And said Realty Brokers, Inc. does for itself, its successors
and assigns, covenant with said Betty Carol Canan, her

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 Betty Carol Canan, her

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

IN WITNESS WHEREOF, the said Realty Brokers, Inc. by its
Vice-President, R.P. Sexton, Jr., who is authorized to execute this conveyance,
has hereto set its signature and seal, this the 28th day of August, 1978.
REALTY BROKERS, INC.

ATTEST:

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

1978 AUG 31 Secretary 8:43

STATE OF ALABAMA
COUNTY OF JEFFERSON

JUDGE OF PROBATE

By R.P. Sexton, Jr., Vice-President

Deed 5.00
Rec. 1.50 Sec mtg. 382-495
Ind. 1.00
7.50

I, the undersigned said State, hereby certify that R.P. Sexton, Jr. a Notary Public in and for said County, in 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.

Given under my hand and official seal, this the 28th day of August, 1978

Barnett + Ingles

Grover C. Nicholas, Jr.
Notary Public

BOOK 314 PAGE 690