

This instrument was prepared by

(Name) Robert R. Sexton 96

(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 Thirty Eight Thousand Three Hundred and No/100----- DOLLARS,

to the undersigned grantor, Realty Brokers, Inc. a corporation,
in hand paid by David Allen Sanborn

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

does by these presents, grant, bargain, sell and convey unto the said David Allen Sanborn

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

Lot 11, 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 11 more particularly described as follows: Begin at the Southeast Corner of Lot 10 of said subdivision thence in a Northwesterly direction along the east property line of said Lot 10, a distance of 93.52 feet; thence 16° 09' right, in a Northwesterly direction a distance of 17.98 feet; thence 163° 51' right, in a Southeasterly direction, a distance of 114.06 feet; thence 123° 14' 30" right, in a Westerly direction, a distance of 5.98 feet to the point of beginning.

\$34,450.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith delivery of this deed.

Subject to easements, restrictions and rights of way of record.



19780905000118530 1/1 \$.00
Shelby Cnty Judge of Probate, AL
09/05/1978 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD, To the said David Allen Sanborn, his

heirs and assigns forever.

And said Realty Brokers, Inc. does for itself, its successors
and assigns, covenant with said David Allen Sanborn, his

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 David Allen Sanborn, his

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 30th day of August , 19 78 .
REALTY BROKERS, INC.

ATTEST:

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

1978 SEP 5 Secretary 8:38

STATE OF ALABAMA
COUNTY OF JEFFERSON

JUDGE OF PROBATE

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

Deed 4.00
Rec. 1.50
Sub. 1.00
6.50
Lecnty. 382-627

I, the undersigned a Notary Public in and for said County, in
said 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.

Given under my hand and official seal, this the 30th day of August

Barnett Sample

Notary Public