

This instrument was prepared by

735

1675

(Name) Robert R. Sexton

(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 Nine Thousand Two Hundred and No/100-----(\$39,200.00)---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

Thomas S. Keith and wife, Brenda S. Keith

(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 12, 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 Co. in Deed Book 311, page 689.

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

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

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

\$39,200.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith delivery of this deed.

The purpose of this deed is to correct that certain error found in Real Volume 315, page 25 wherein a spelling error was made in the name of the grantee Brenda S. Keith.

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

1978 OCT 12 AM 9:49

Corrected

Thomas S. Keith, Jr.

JUDGE OF PROBATE

Rec. 1.50

Ind. 1.00

2.50



19781012000137590 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/12/1978 12:00:00AM FILED/CERT

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 VicePresident, R.P. Sexton, Jr. who is authorized to execute this conveyance, has hereto set its signature and seal, this the 15th day of September 19 78 REALTY BROKERS, INC.

ATTEST:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

Secretary

By

R.P. Sexton, Jr., Vice-

President

STATE OF ALABAMA
COUNTY OF JEFFERSON

1978 SEP 19 AM 11:39

See pgs 383-167

Rec. 1.50

Ind. 1.00

2.50

Thomas S. Keith, Jr.

JUDGE OF PROBATE

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 15th day of September

BARNETT, TINGLE, NOBLE & SEXTON

ATTORNEYS AT LAW

SUITE 3 CITY FEDERAL BUILDING

200 SECOND AVENUE NORTH

