

This instrument was prepared by

(Name) Robert R. Sexton 125

(Address) 912 City Federal Building Birmingham, Alabama 35203

Form 1-1-7 Rev. 1-66

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 Forty Four Thousand and No/100-----(\$44,000.00)-----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

Stephan A. Clay and wife, Anne K. Clay

(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, to-wit:

Lot 57 and the Easterly 5 feet of Lot 56, according to the Survey of Cahaba
Manor Town Homes, as recorded in Map Book 6, page 105, in the Office of
Judge of Probate of Shelby County, Alabama.

Subject to:

Ad valorem taxes due October 1, 1979.

Easements over the Southerly 10 feet of subject property for public utilities
as shown by record plat.

Easements to Alabama Power Company in Deed Book 108, page 379 and Deed Book
304, page 11.

Easements and right of way to Pelham Sewer Fund in Deed Book 298, page 677.

Agreements and easements to Alabama Power Company in Misc. Volume 19, page 266.

Restrictive covenants as to underground cables in Misc. Volume 19, page 269,
which contain no reversionary clause.

\$41,800.00 of the purchase price recited above was paid from a mortgage loan
closed simultaneously herewith delivery of this deed.

19781103000147720 1/1 \$.00
Shelby Cnty Judge of Probate, AL
11/03/1978 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 con-
tingent 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 encum-
brances,

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 31st day of October 19 78

ATTEST:

REALTY BROKERS, INC.

STATE OF ALABAMA
COUNTY OF JEFFERSON

Secretary

By

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

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,

Given under my hand and official seal, this the 31st day of October

BARNETT, TINGLE AND NOBLE

ATTORNEYS AT LAW

SUITE CITY FEDERAL BUILDING

2026 SECOND AVENUE NORTH

Notary Public