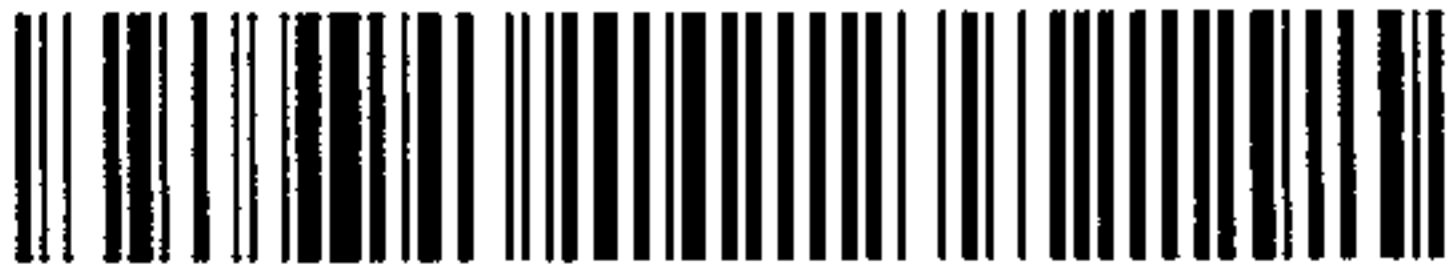


This instrument was prepared by



19781219000168350 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/19/1978 12:00:00AM FILED/CERT

683

(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 Eight Thousand Three Hundred and No/100--(\$48,300.00)DOLLARS,

to the undersigned grantor, Realty Brokers, Inc. a corporation,
in hand paid by John A. Karagas

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

does by these presents, grant, bargain, sell and convey unto the said John A. Karagas

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

Lot 58, 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, 1979.

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.

Easements over the Northerly 5 feet of subject property for public utilities, as shown by record plat.

\$45,850.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith delivery of this deed.

TO HAVE AND TO HOLD, To the said John A. Karagas, his

heirs and assigns forever.

And said Realty Brokers, Inc. does for itself, its successors
and assigns, covenant with said John A. Karagas, 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

John A. Karagas, 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, Ronald H. Dyar

, who is authorized to execute this conveyance,

has hereto set its signature and seal, this the 13th day of December, 1978.

ATTEST:

STATE OF ALA. SHELBY CO.

REALTY BROKERS, INC.

I CERTIFY THIS

INSTRUMENT WAS FILED

See Mtg 368

Secretary

By Ronald H. Dyar, Vice-

President

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned
said State, hereby certify that Ronald H. Dyar
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 13th day of December

Hancy W. Hatcher