This instrument was prepared by

(Name) Robert R. Sexton, Attorney at Law 1032

(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 Forty-One Thousand Eight Hundred Fifty and No/100--($41,850.00)- 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 Henry S. Balch and wife, Hilda C. Balch

(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 36, according to the Survey of Cahaba Manor Town Homes, Second Addition, as recorded in Map Book 7, Page 62, in the Office of the Judge of Probate of Shelby County, Alabama. Except that part of said Lot 36 more particularly described as follows: Begin at the North corner of said Lot 36; thence in a southwesterly direction along the Northwest line of said Lot 36, a distance of 142.89 feet; thence 10°34' left in a southwesterly direction along the Northwest line of said Lot 36 a distance of 25.99 feet to a point on the Northeast right of way line of Cahaba Manor Trail, said point also being on a curve to the right, said curve having a radius of 110.34 feet and a central angle of 00°16'55"; thence 90° left to a tangent of said curve; thence along an arc of said curve in a Southeasterly direction along said right of way, a distance of 0.54 feet to end of said curve; thence 79°42'55" left from tangent of said curve in a northeasterly direction a distance of 168.33 feet to a point on the Northeast line of said Lot 36; thence 90° left in a Northwesterly direction along said Northeast line a distance of 5.3 feet to the point of beginning. ALSO, the northwesterly 0.3 feet of Lot 35 of said subdivision.

SUBJECT TO:

1. Taxes due in the current year.
2. Easements to Alabama Power Company in Deed Book 108, Page 379 and Deed Book 313, Page 789.
3. Restrictive covenants as to underground cables in Misc. Volume 27, Page 420, which contain no reversionary clause.
4. Agreements with Alabama Power Company in Misc. Volume 27, Page 421
5. Sewer Easement in Deed Book 316, Page 158.
6. Covenants regarding sewer system in Misc. Volume 28, Page 144.
7. Restrictions, conditions and limitations in Misc. Volume 28, Page 147, which contain no reversionary clause.

$39,750.00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith.

19790228000024660 1/1 $.00
Shelby Cnty Judge of Probate,AL
02/28/1979 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 Vice President, Ronald H. Dyar who is authorized to execute this conveyance, has hereto set its signature and seal, this the 22nd day of February 1979

ATTEST: REALTY BROKERS, INC.

Secretary By Ronald H. Dyar Vice President

STATE OF ALABAMA SHELBY CO.
I CERTIFY THIS
FILED
1979 FEB 28 AM 9:14
JUDGE OF PROBATE

STATE OF ALABAMA
COUNTY OF JEFFERSON }

I, the undersigned a Notary Public in and for said County in 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, ackuowledged 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 22nd day of February 1979

Notary Public