

This instrument was prepared by

(Name) Robert R. Sexton, Attorney at Law

(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-Two Thousand and No/100-----(\$42,000.00)----- 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 Thomas Alan Miniard and wife,  
Diane D. Miniard

(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 72, 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.

SUBJECT TO:

1. Taxes due in the current year.
2. Easements over the rear 10 feet of subject property for public utilities,  
as shown by record plat.
3. Easements to Alabama Power Co. in Deed Book 108, Page 379.
4. Easements to Alabama Power Co. in Deed Book 313, Page 789.
5. Restrictive covenants as to underground cables in Misc. Volume 27, Page  
420, which contain no reversionary clause.
6. Agreements with Alabama Power Co. in Misc. Volume 27, Page 421.
7. Sewer easements in Deed Book 316, Page 158.
8. Covenants pertaining to sewer system in Misc. Volume 28, Page 144.
9. Restrictions, conditions and limitations in Misc. Volume 28, Page 147,  
which contain no reversionary clause.

\$39,900.00 of the consideration recited above was paid from a mortgage loan  
closed simultaneously herewith.

19790327000036410 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
03/27/1979 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 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, 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, Ronald H. Dyar  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 23rd day of March 1979

ATTEST:

REALTY BROKERS, INC.

STATE OF ALABAMA }  
COUNTY OF SHELBY }  
By \_\_\_\_\_  
Secretary

By Ronald H. Dyar  
Vice President

STATE OF ALABAMA }  
COUNTY OF JEFFERSON }

MAR 27 AM 8:28

Deed 144 - 250  
Bo. 150  
5.00

I, the undersigned \_\_\_\_\_ a Notary Public in and for said County in said  
State, hereby certify that Ronald H. Dyar, Vice President of Realty Brokers, Inc.,  
whose name as \_\_\_\_\_ 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 23rd day of March

ROBERT R. SEXTON

Notary Public