1005

This instrument was prepared by

(Name) Robert R. Sexton, Attorney at Law

(Address) 912 City Federal Building, BIrmingham, Alabama 35203

19790425000050150 1/1 $.00
Shelby Cnty Judge of Probate, AL
04/25/1979 12:00:00AM FILED/CERT

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-Five Thousand Three Hundred and No/100-($45,300.00) DOLLARS,

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

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

does by these presents, grant, bargain, sell and convey unto the said Cathy A. Reeve

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

The Northwesterly 0.4 feet of Lot 34 and all of Lot 35, except the Southeasterly 0.3 feet thereof, 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 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. Easement to Pelham Sewer Fund in Deed Book 316, Page 158.
6. Covenants regarding sewer systems in Misc. Volume 28, Page 144.
7. Restrictions, conditions and limitations in Misc. Volume 28, Page 147, which contai no reversionary clause.

$43,000.00 of the consideration recited above was paid from a mortgage loan closed simultan eously herewith.

BOOK 319 PAGE 191

TO HAVE AND TO HOLD, To the said Cathy A. Reeve, her heirs and assigns forever.

And said Realty Brokers, Inc. does for itself, its successors and assigns, covenant with said Cathy A. Reeve, her

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 Cathy A. Reeve, her 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 20th day of April, 1979

ATTEST:

STATE OF ALABAMA SHELBY CO.
I CERTIFY THIS
FILED

Secretary

1979 APR 25 AM 10: 14

REALTY BROKERS, INC.

By Ronald H. Dyar
Vice President

Deed 2.50
Rec. 1.50
Ind. 1.00
5.00

Deed Tax-390-865

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, 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 20th day of April, 1979

Notary Public

BARNETT, FINCLE, NOBLE & SEXTON
ATTORNEYS AT LAW
912-923 CITY FEDERAL BUILDING
BIRMINGHAM, ALABAMA 35203
322-0471

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