THIS INSTRUMENT PREPA BY:

NAME: Robert R. Sexton

ADDRESS: 912 City Federal Building
Birmingham, Alabama 35203

475

Form 1-1-6

CORPORATION FORM WARRANTY DEED— ALABAMA TITLE CO., INC., BIRMINGHAM, ALA.

19790621000078370 1/1 $.00
Shelby Cnty Judge of Probate,AL
06/21/1979 12:00:00AM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty Thousand Nine Hundred and No/100---------- DOLLARS,

to the undersigned grantor, Realty Brokers, Inc. a corporation,
in hand paid by Robert Clifford Game, An Unmarried Man

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

does by these presents, grant, bargain, sell and convey unto the said Robert Clifford Game, An Unmarried Man

the following described real estate, situated in Shelby County, to-wit:
Lot 20, and the South 5.0 feet of Lot 21, 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) 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. Vol. 28, page 147, which contain no reversionary clause.

$48,300.00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith,.

BOOK 320 PAGE 247

TO HAVE AND TO HOLD, To the said Robert Clifford Game, An Unmarried Man his heirs and assigns forever.

And said Realty Brokers, Inc. does for itself, its successors and assigns, covenant with said Robert Clifford Game, An Unmarried Man, his heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 Robert Clifford Game, An Unmarried Man, 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 18th day of June ,1979

See S.T. 393-51
Mtg Tax - 300
Rec. 1 50
Int 1 00

ATTEST:

JUN 21 AM 8 52

Secretary

Realty Brokers, Inc.

By Ronald H Dyar
Ronald H. Dyar Vice President

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 18th day of June , 1979

NOTARIAL SEAL

Notary Public

Barnett, Bingle & Tal