This instrument was prepared by

(Name) Robert R. Sexton

(Address) 912 City Federal Building
Birmingham, Alabama 35203

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Shelby Cnty Judge of Probate, AL
07/03/1979 12:00:00AM FILED/CERT

Corporation Form Warranty Deed – LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS,
COUNTY OF SHELBY)

That in consideration of Forty Eight Thousand Seven Hundred and No/100---------- DOLLARS,

to the undersigned grantor, Realty Brokers, Inc. a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Claude H. Harris, An Unmarried Man

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 37, 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; also that part of Lot 36 of said subdivision 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 degrees 34 minutes 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 degrees 16 minutes 55 seconds; thence 90 degrees left to tangent of said curve; thence along 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 degrees 42 minutes 55 seconds 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 degrees left in a Northwesterly direction along said Northeast line a distance of 5.3 feet to the Point of Beginning.

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 system in Misc. Volume 28, page 144.
7) Restrictions, conditions and limitations in Misc. Volume 28, page 147, which contain no reversionary clause.

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TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their 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 GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its Vice President, who is authorized to execute this conveyance, hereto set its signature and seal,

this the 2nd day of July, 19 79.

ATTEST:

REALTY BROKERS, INC.

Secretary

By Ronald H. Dyar
Ronald H. Dyar Vice President

deed Tax 49.00
rec 1.50
mtg 1.00
51.50

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

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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 2nd day of July, 19 79

Robert R. Sexton
Notary Public

BARNETT, TINGLEY & SEXTON
ATTORNEYS AT LAW
912-923 FEDERAL BUILDING
BIRMINGHAM, ALABAMA 35203
328-0471

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