THIS INSTRUMENT PREPA BY:

NAME: Robert R. Sexton
912 City Federal Building
ADDRESS: Birmingham, Alabama 35203

19790703000082960 1/1 $.00
Shelby Cnty Judge of Probate,AL
07/03/1979 12:00:00AM FILED/CERT

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Form 1-1-6

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

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

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

to the undersigned grantor, Realty Brokers, Inc. a corporation,
in hand paid by
Roger H. Ferrell, An Unmarried Male

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

does by these presents, grant, bargain, sell and convey unto the said Roger H. Ferrell, An Unmarried Male

the following described real estate, situated in Shelby County, Alabama, to-wit:
Lot 21, except the South 5.0 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) Sewer Easement in Deed Book 316, page 158.
6) Covenants regarding sewer system in Misc. Volume 28, page 144.
7) Restrictions, conditions, limitations in Misc. Volume 28, page 147, which contain no reversionary clause.

$41,500.00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said Roger H. Ferrell, An Unmarried Male, his heirs and assigns forever.

And said Realty Brokers, Inc. does for itself, its successors and assigns, covenant with said Roger H. Ferrell, An Unmarried Male, 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 Roger H. Ferrell, An Unmarried Male, 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 29th day of June, 19 79

Sec Mtg 393-395
deed tax 2.50
rec 1.50
ind 1.00
$5.00

ATTEST:
Secretary

REALTY BROKERS, INC.
By Ronald H. Dyar
Ronald H. Dyar Vice President

79 JUL -3 AM 9 11

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 29th day of June, 19 79

Notary Public

BARNETT, TINGLE, [illegible] & SEXTON
ATTORNEYS AT LAW
912-923 CITY FEDERAL BUILDING
BIRMINGHAM, ALABAMA 35203
322-0471

BOOK 320 PAGE 450