This instrument was prepared by

(Name) Robert R. Sexton

(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 Fifty Thousand Nine Hundred Seventy Five and No/100----------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

Donald C. Ross and wife, Marjorie C. Ross

(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 Jefferson County, Alabama, to-wit:

Lot 24, and the South 5 feet of Lot 25, 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) Restrictions, conditions and limitations in Misc. 28, page 147, which contain no reversionary clause.
7) Covenants regarding sewer system in Misc. Volume 28, page 144.

BOOK 320 PAGE 670

$50,950.00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith.

19790718000090620 1/1 $.00
Shelby Cnty Judge of Probate,AL
07/18/1979 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 contingent 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 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Vice President, R. P. Sexton, Jr. who is authorized to execute this conveyance, has hereto set its signature and seal, this the 16th day of July 19 79

See MTG 343-944

ATTEST:

Deed Tax .50
Rec 1.50
Cert 1.00
3.00

Secretary

REALTY BROKERS, INC.

By R. P. Sexton Jr.
R. P. Sexton, Jr. 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 R. P. Sexton, Jr. whose name as Vice President of Realty Brokers, Inc. a corporation, is signed to the foregoing conveyance, and who is known to me, ackuowledged 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 16th day of July 19 79

Barnett Single

Notary Public