

(Name) Robert R. Sexton, Attorney at Law

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

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty-Seven Thousand and no/100-----(\$67,000.00)-----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

Ronald H. Dyar and wife Sharon G. Dyar

(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 Shelby County, Alabama, to wit:

Lot 43 according to the survey of Meadowbrook, Fourth Sector as recorded in Map Book 7, page 67, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

Ad valorem taxes for the year 1980.

10 foot easement on rear and east as shown by recorded map.

35 foot building line as shown by recorded map.

Restrictions contained in Misc. Volume 25, page 299 and Misc. Volume 27, page 890 in the Probate Office of Shelby County, Alabama.

Mineral and mining rights and rights incident thereto recorded in Volume 275, page 762, in said Probate Office.

Agreement with Alabama Power Company recorded in Misc. Volume 27, page 891 in said Probate Office.

Easement to Alabama Power Company recorded in Volume 316, page 369 and Volume 316, page 394, in said Probate Office.

\$60,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith delivery of this deed.

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,

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 ^{Sr. Vice} President, Fred S. Jones, Jr. who is authorized to execute this conveyance, has hereto set its signature and seal, this the 8 day of February 1980

ATTEST

deed tax 7.00
rec. = 1.50
and = 1.00
9.50

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
1980 FEB 12 AM 8:58
Secretary

REALTY BROKERS, INC.

By Fred S. Jones, Jr. Sr. Vice President

STATE OF ALABAMA
COUNTY OF JEFFERSON

Sharon G. Dyar, Jr.
JUDGE OF PROBATE

I, the undersigned a Notary Public in and for said County in said State, hereby certify that Fred S. Jones, Jr. whose name as Sr. 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 8 day of February 1980

Margaret S. Gaff
Notary Public

Barnett, Jingle, Sexton