

This instrument was prepared by

(Name) Robert R. Sexton, Attorney at Law

(Address) 912 City Federal Building, Birmingham, Alabama

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Shelby Cnty Judge of Probate, AL
05/20/1980 00:00:00 FILED/CERTIFIED

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

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF JEFFERSON)

That in consideration of Fifty-Five Thousand and no/100-----(\$55,000.00)-----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
Susan M. Lewis

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

Lot 39, 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:

Ad valorem taxes for the year 1980.

Easements to Alabama Power Company in Deed Book 108, page 378, and Deed Book 313, page 789.

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

Agreements as to underground cables in Misc. Volume 27, page 420.

Agreements with Alabama Power Company in Misc. Volume 27, page 421.

Easements to Pelham Sewer Fund in Deed Book 316, page 158.

Covenants regarding sanitary sewer system in Misc. Volume 28, page 144.

\$48,950.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith delivery of this deed.

BOOK 326 PAGE 471

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 16 day of May, 19 80.

ATTEST: STATE OF ALA. SHELBY CO. REALTY BROKERS, INC.
I CERTIFY THIS
NOTARIAL INSTRUMENT WAS FILED
1980 MAY 20 AM 8:21 Secretary
By Ronald H. Dyar Vice President
Deced 6.50
Recy. 1.50 Sec mtg. 402-809
Dw. 1.00
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 16 day of May, 19 80
BARNETT, TINGLE, NOBLE & SEXTON
ATTORNEYS AT LAW