

This instrument was prepared by

(Name) RICK SEXTON  
3918 Glencoe Drive  
(Address) Birmingham, AL 35213

**BARNETT, TINGLE, NOBLE & SEXTON**  
ATTORNEYS AT LAW  
SUITE 1800 CITY FEDERAL BUILDING  
2025 SECOND AVENUE NORTH  
BIRMINGHAM, ALABAMA 35203

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

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

That in consideration of FIVE HUNDRED DOLLARS and other valuable consideration, ~~DOLLARS~~  
(\$500.00) 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 RICHARD P. SEXTON, JR.,

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in SHELBY COUNTY, ALABAMA, to-wit:

A parcel of land located in the Northwest 1/4 of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama, known as, or to be known as, Lot 65 of CAHABA MANOR TOWN HOMES, First Addition, more particularly described as follows: Commence at the Southeast corner of Lot 95 of CAHABA MANOR TOWN HOMES as recorded in Map Book 6, Page 105 in the Office of the Judge of Probate in Shelby County, Alabama, thence in a Southwesterly direction, along the Southeasterly line of said Lot 95, extended, a distance of 42.0 feet to the Point of Beginning, thence continue along last described course a distance of 62.87 feet, thence 99 degrees 02 minutes 51 seconds left, in an Easterly direction, a distance of 52.66 feet to the beginning of a curve to the left, said curve having a radius of 62.89 feet and a central angle of 74 degrees 05 minutes 39 seconds, thence along arc of said curve, in a Northeasterly direction, a distance of 81.33 feet, thence 96 degrees 51 minutes 30 seconds left, from tangent of said curve, in a Northwesterly direction, a distance of 104.55 feet to the Point of Beginning.

Subject to a five foot wide easement parallel to the Northeasterly and the Northwesterly lines of herein described property.

Subject to easements, restrictions and mortgages of record.  
Subject to that certain mortgage found at Real Volume 419 at Page 208 with an approximate balance of \$50,000.00.

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 20<sup>th</sup> day of December, 1983

ATTEST: Dud TAX. 50  
Rec 1.30  
Ind 1.00  
3.00 REALTY BROKERS, INC.

By Ronald H. Dyar  
RONALD H. DYAR, Its Vice-President

STATE OF ALABAMA  
COUNTY OF JEFFERSON  
I, the undersigned  
hereby certify that RONALD H. DYAR

STATE OF ALABAMA  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1984 APR -3 AM 8:15  
JUDGE OF PROBATE

a Notary Public in and for said County, in said State,

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 20<sup>th</sup> day of December, 1983

My Commission Expires November 8, 1986

Theresa Y. Wilson  
Notary Public

BOOK 354 PAGE 419