

This instrument was prepared by

(Name) **LARRY L. HALCOMB**
ATTORNEY AT LAW
3512 OLD MONTGOMERY HIGHWAY
(Address) **HOMEWOOD, ALABAMA 35890**



19800923000107620 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
09/23/1980 00:00:00 FILED/CERTIFIED

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 Eighty eight thousand five hundred and no/100 (\$88,500.00) Dollars

to the undersigned grantor, **Royal Homes, 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

Roger D. Roberts and Gina G. Roberts

(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 60, according to the map and survey of Royal Oaks, Third Sector, First Phase, as
recorded in Map Book 8, Page 1, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1980.

Subject to building lines and easements of record.

BOOK 328 PAGE 735

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

1980 SEP 23 AM 10:27

Deed 18 00
Rec. 1 50

Ind. 1 00

20 50

Shelby County, Alabama
JUDGE OF PROBATE

Sec. Mtg. 406-154

\$ 70,800.00 of the purchase price recited above was paid from a mortgage
loan closed simultaneously herewith.

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 con-
tingent 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 encum-
brances, 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 **Sec-treas. James H. Leslie IV**
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 19th day of September 19 80

ATTEST:

ROYAL HOMES, INC.

By **James H. Leslie IV** President

STATE OF ALABAMA
COUNTY OF JEFFERSON }

I, **Larry L. Halcomb**
State, hereby certify that **James H. Leslie IV**
whose name as **Sec-treas. President** of **Royal Homes, 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,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 19th day of

September

19 80

