

This instrument was prepared by

209

Telephone 205-863-113

This Form furnished by:

(Name) Harold R. Walker
2105 Old Mtg. Hwy.
(Address) Pelham, Al 35124



Cahaba Title, Inc.

1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

Corporation Form Warranty Deed

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY

That in consideration of One Thousand & No/100 (\$1,000.00)-----DOLLARS,

to the undersigned grantor, ROYAL DEVELOPMENT COMPANY, 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
Harold R. Walker and wife Frances J. Walker

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

Lot 19, 3rd. Sector 1st. Addition, according to Survey of Royal Oaks Subdivision,
as recorded in Map Book 8 Page 26 in the office of the Judge of Probate of
Shelby County, Alabama.

Subject to set backs, easments, covenats and restrictions of record.

This is a corrected deed recorded in Book 353 page 311, Feb 14, 1984, in
the office of the Judge of Probate of Shelby County, Alabama.

BOOK 001 PAGE 421

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1984 SEP -7 AM 9:49
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$
Deed Tax	<u>corrected</u>
Mineral Tax	
Recording Fee	<u>2.50</u>
Index Fee	<u>1.00</u>
TOTAL	\$ <u>3.50</u>

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.

Harold R. Walker

IN WITNESS WHEREOF, the said GRANTOR by its
authorized to execute this conveyance, hereto set its signature and seal,

Vice- President, who is

this the 30 day of August, 19 84

ATTEST:

Secretary

By

Harold R. Walker
President

STATE OF ALABAMA

COUNTY OF SHELBY

I, Fran W. Anderson

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

hereby certify that Harold R. Walker

whose name as Vice- President of Royal Development Company, 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 30th. day of August, 1984.

My Commission Expires July 21, 1988

CHECK #