

This instrument was prepared by

(Name).....

(Address).....

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two thousand and no/100-----Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

J. P. Kelly and wife, Anne F. Kelly

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Royal Homes, Inc.

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

Lots 11 and 12 Fancher's Subdivision, being a portion of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 3, Township 24, Range 12 East according to map of said subdivision as recorded in Map Book 4 Page 31 in the Probate Office of Shelby County, Alabama.

STATE OF ALABAMA
SHELBY COUNTY
RECORDING THIS INSTRUMENT WITH THE CLERK OF THE COUNTY COURT
JULY 19 11 03:02
U.C.C. FILE NUMBER 00
REC. DR. & PAGE AS SHOWN ABOVE
Clerk of Court

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hands(s) and seal(s), this 14th day of May, 1970.

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, Dean C. Burt

hereby certify that J. P. Kelly and wife, Anne F. Kelly whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of May, A. D., 1970.

Dean C. Burt

Notary Public.

My Commission Expires Sept. 24, 1973

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