

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of \$1.00 and other good and valuable consideration DOLLARS

to the undersigned grantor J. B. Davis and wife, Bobbie H. Davis and Ralph S. Tully and wife, Rodonna T. Tully
in hand paid by Royal Homes, Inc.

the receipt whereof is acknowledged we the said J. B. Davis and wife, Bobbie H. Davis and Ralph S. Tully and wife, Rodonna T. Tully
do grant, bargain, sell and convey unto the said Royal Homes, Inc.

the following described real estate, situated in Shelby County, Alabama,

to-wit: Part of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 35, Township 19 South, Range 1 West, being more particularly described as follows: Begin at the northeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence in a westerly direction along the north boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section 440.00 feet to the point of beginning; thence continuing along said north boundary 130.00 feet; thence turn an angle of 90° 00' to the left in a southerly direction along a straight line 181.48 feet to the north line of a road; thence ^{easterly} along the north line of said road 131.34 feet to a point on a line, which line is perpendicular to the north line of said 40 at the point of beginning; thence 91° 03' to the left and run 192.90 feet to the point of beginning. Mineral and mining rights and privileges pertaining thereto excepted.

Subject to:

1. Current taxes.
2. Transmission line permits to Alabama Power Co. dated 11/3/48 recorded in Deed Book 136, Page 308; dated 12/30/47 and recorded in Deed Book 133, Page 419 in Probate Office.
3. Right of way to Atlanta, Birmingham & Atlantic Railroad Company dated 8/20/06, recorded in Deed Book 36, Page 487, and rights acquired by deed to Atlanta, Birmingham & Atlantic Railroad Company by instrument dated 5/9/07 recorded in Deed Book 37, on Page 433 in Probate Office.

TO HAVE AND TO HOLD, To the said Royal Homes, Inc., its successors

~~heirs~~ and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Royal Homes, Inc., its successors

~~heirs~~ and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; except as set forth hereinabove;

that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Royal Homes, Inc., its successors
~~heirs~~ and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hand and seal

this 9th day of July

19 70

WITNESSES

J. B. Davis
J. B. Davis
Bobbie H. Davis
Bobbie H. Davis
Ralph S. Tully
Ralph S. Tully
Rodonna T. Tully
Rodonna T. Tully

RETURN TO

*Royal Home Inc.
1612 Montgomery Highway
Adham Ala. 35216*

TO

**WARRANTY DEED
(WITHOUT SURVIVORSHIP)**

STATE OF ALABAMA,
County.

This form furnished by
ALABAMA TITLE COMPANY, INC.

Agents for

LOUISVILLE TITLE INSURANCE CO.

615 No. 21st Street

Birmingham, Alabama 35203

*1.52
1.45
2.95*

Judge of Probate

**LOUISVILLE TITLE INSURANCE
COMPANY**

P.O. BOX 1865 LOUISVILLE, KENTUCKY 40201

State of ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. B. Davis and wife, Bobbie H. Davis and Ralph S. Tully and wife, Rodonna T. Tully 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 9th day of July A. D., 19 70

Sally T. Tully

Notary Public

State of

COUNTY

General Acknowledgment

I, a Notary Public in and for said County, in said State, hereby certify that whose name signed to the foregoing conveyance, and who known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this day of A. D., 19

Notary Public

STATE OF ALABAMA
NOTARY PUBLIC
1570 JUL 22 AM 10:26
REC. BK. & PAGE ASSOCIATION
U.C.C. FILE NO. 1001
CONFIRMED

State of

COUNTY

Corporation Acknowledgment

I, a Notary Public in and for said County in said State, hereby certify that whose name as of 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, this the day of 19

Notary Public

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JUL 22 1970
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