

WARRANTY DEED

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 (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, J. B. Davis and wife, Bobbie H. Davis and Ralph S. Tully and wife, Rodonna T. Tully

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

(herein referred to as grantee, whether one or more), 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 quarter-quarter section; thence in a westerly direction along the north boundary of said quarter-quarter section 570.00 feet to the point of beginning; thence continuing along said north boundary 271.49 feet; thence turn an angle of 139 degrees and 45 minutes to the left in a southeasterly direction along a straight line 177.16 feet to the point of beginning of a curve tangent to said straight line, being subtended by a central angle of 26 degrees 21 minutes and having a radius of 338.18 feet; thence in a southeasterly direction along the arc of said curve 155.53 feet; thence turning an angle of 117 degrees and 22 minutes and 30 seconds to the left from the chord of said curve, in a northerly direction, 184.64 feet to the point of beginning.

This is a correction deed to correct that certain deed recorded in Deed Book 263, Page 665.

SEE REVERSE SIDE HEREOF.

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 9th day of July, 19 70

J. B. Davis (SEAL)
J. B. Davis

Rodonna T. Tully (SEAL)
Rodonna T. Tully

Bobbie H. Davis (SEAL)
Bobbie H. Davis

Ralph S. Tully (SEAL)
Ralph S. Tully

STATE OF Alabama }
Shelby COUNTY }

General Acknowledgment

a Notary Public in and for said County,

I, Donna Starnes
in said State, hereby certify that J. B. Davis, Bobbie H. Davis, Ralph S. Tully and Rodonna T. Tully

whose name(s) 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 27th day of November, A.D. 19 70

Donna Starnes
Notary Public

STATE OF ALABAMA
SHELBY COUNTY
INSTRUMENT WAS FILED
1970 DEC - 7 11:10:38
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
C.C. FILE NUMBER
JUL 9 1970

BOOK 265 PAGE 134

Return to: Buddy Lawson
1658 Montgomery
Birmingham

TO

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF

195

Recording Fee \$
Deed Tax \$

This form furnished by

Jefferson Land Title Service Co., Inc.

BIRMINGHAM, ALABAMA

AGENTS FOR

Mississippi Valley Title Insurance Company

SUBJECT TO:

1. Current taxes.
2. Transmission line permits to Alabama Power Company 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 and Atlantic Railroad Company dated 8/20/06, recorded in Deed Book 36, Page 487 and rights acquired by deed to Atlanta, Birmingham and Atlantic Railroad Company by instrument dated 5/9/07 recorded in Deed Book 37, on Page 433 in Probate Office.

Book 265- Page 134 A