

This instrument was prepared by

(Name) Hubert E. Rawson, Jr.
1658 Montgomery Highway
(Address) Birmingham, Alabama 35216

Jefferson Land Title Service Co., Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY [

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Thousand Five Hundred and no/100 Dollars (\$1,500.00)

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, Inc.**

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

County, Alabama, to-wit: Begin at the Northeast corner of the Northeast Quarter of the Northeast Quarter of Section 35, Township 19 South, Range 1 West, Shelby County, Alabama: thence run in a Westerly direction along the North line of said quarter-quarter a distance of 160.00 feet; thence turn an angle to the left of 90 degrees 18 minutes and run in a Southerly direction a distance of 192.88 feet to its intersection with the Northerly right-of-way line of a public road, said point being situated on a curve; thence turn an angle to the left to the chord of said curve of 97 degrees 14 minutes and run in an Easterly direction along the arc of said curve a distance of 65.99 feet to the end of said curve (said curve having a central angle of 3 degrees 52 minutes and a radius of 977.83 feet); thence continue along said Northerly right-of-way line of said public road in an Easterly direction along the tangent extended to previously described curve a distance of 88.74 feet to its intersection with the East line of said quarter-quarter; thence turn an angle to the left of 78 degrees 30 minutes 30 seconds and run in a Northerly direction along the East line of said quarter-quarter a distance of 169.73 feet to the point of beginning.

Subject to easements of record.

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.....21st

day of December 19 70.

J. B. Davis

(SEAL)

Rodonna T. Tully
Rodonna T. Tully

(SEAL)

Bobbie H. Davis
Bobbie H. Davis

(SEAL)

Ralph S. Tully

(SEAL)

STATE OF.....Alabama

Shelby.....**COUNTY**

General Acknowledgments

I, Donna Starnes

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

Whose name(s) 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 22nd day of December A.D. 1970

Donna Starnes
Notary Public

Notary Public

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