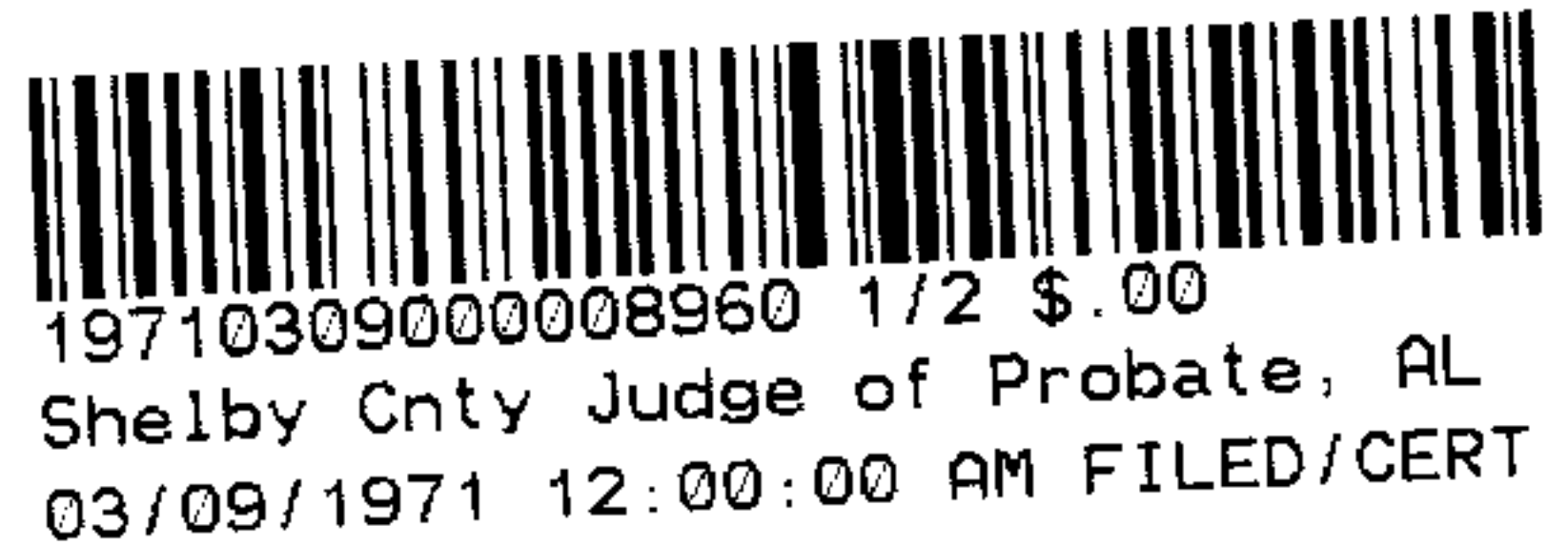


This instrument was prepared by

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

See M4 316-364  
Jefferson Land Title Service Co., Inc.  
AGENTS FOR  
Mississippi Valley Title Insurance Company

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR



STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixteen Thousand Seven Hundred and no/100----Dollars  
(\$16,700.00)

to the undersigned grantor, ROYAL HOMES, INC. a corporation,  
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the  
said GRANTOR does by these presents, grant, bargain, sell and convey unto

Ronald Gene Anderson and wife, Brenda S. Anderson

(herein referred to as GRANTEEES) for and during their joint lives and upon the death of either of them, then to the survivor  
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate,  
situated in Shelby County, Alabama, to-wit:

Commence 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 310.00 feet; thence continue on last des-  
cribed course a distance of 130.00 feet; thence turn an angle to the  
left of 90 degrees 18 minutes and run in a Southerly direction a distance  
of 195.22 feet to its intersection with the Northerly right-of-way line  
of a public road; thence turn an angle to the left of 88 degrees 57  
minutes and run in an Easterly direction along the Northerly right-of-way  
line of said public road a distance of 130.02 feet; thence turn an angle  
to the left of 91 degrees 03 minutes and run in a Northerly direction a  
distance of 196.92 feet to the point of beginning.

\$16,550.00 of the purchase price recited above was paid from mortgage loan  
closed simultaneously herewith.

Subject to easements to Alabama Power Company recorded in Deed Volume 133,  
Page 419, Volume 136, Page 308, and restrictions which are set out in the  
attached Schedule "A" which is incorporated into and made a part of this  
conveyance.

TO HAVE AND TO HOLD, To the said GRANTEEES for and during their joint lives and upon the death of either of  
them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every con-  
tingent remainder and right of reversion. And said GRANTOR does for itself its successors and assigns, covenant with said  
GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-  
brances,

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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Hubert E. Rawson, Jr.  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the day of March 1971.

ATTEST:

Frank A. Nix  
Secretary

ROYAL HOMES, INC.  
By Hubert E. Rawson, Jr. President

STATE OF ALABAMA  
COUNTY OF SHELBY

a Notary Public in and for said County in said

I, Donna Starnes  
State, hereby certify that Hubert E. Rawson, Jr.  
whose name as President of Royal Homes, 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 5th day of March 1971.

Donna Starnes  
Notary Public

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STATE OF ALABAMA }

COUNTY OF SHELBY }

SCHEDULE "A"

19710309000008960 2/2 \$.00  
Shelby Cnty Judge of Probate, AL  
03/09/1971 12:00:00 AM FILED/CERT

The grantors, Royal Homes, Incorporated, being the owner of fee simple of the aforementioned described property hereby makes the following declaration as to the limitations, restrictions and uses to which the above described lots may be put, thereby specifying that such declaration shall constitute covenants to run with the land, as provided by law, and shall be binding upon all parties and all persons claiming under them and for the benefit of and limitations upon all future owners of said lots, this declaration of restriction being designed for the purpose of keeping such lots desirable, uniform and suitable in architectural design and use as herein specified.

This lot shall be used for residential purposes only. No building shall be erected, altered, placed or permitted to remain on this lot other than one detached single-family dwelling not to exceed two and one-half stories in height and a private garage for not more than three cars.

No noxious or offensive activity shall be carried on upon this lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

No structure of a temporary character, trailer, basement, tent, shack, garage, barn or any other outbuilding shall be used on this lot at any time as a residence either temporarily or permanently.

No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose.

Individual sewage disposal system shall be permitted on any lot only in accordance with the then current Health Regulations in effect.

STATE OF ALA. SHELBY CO.  
JUDGE OF PROBATE  
FILED  
MAR 9 1971 11:42  
U.C.C. FILE IN OFFICE OR  
RECORDS & RECORDS SECTION ABOVE

540  
BOOK 266