

This instrument was prepared by

(Name) Hubert E. Rawson, Jr.  
1813 First Avenue, North  
(Address) Birmingham, Alabama 35203

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 Seventeen Thousand Three Hundred and no/100-----

to the undersigned grantor, Royal Homes, Inc. a corporation,  
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the  
said GRANTOR does by these presents, grant, bargain, sell and convey unto David M. Garrett and wife,  
Billie Jo Garrett

(herein referred to as GRANTEES) 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, State of Alabama, to-wit: Commence at the Southeast  
corner of the SW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 15, Township 19 South, Range 2  
East; thence turn an angle to the left measured from the East line of  
said  $\frac{1}{4}$ - $\frac{1}{4}$  of 44° 14' and run in a Northwesterly direction a distance of  
271.50 feet; thence turn an angle to the left of 90° 00' and run in a  
Southwesterly direction a distance of 40.0 feet to the point of beginning;  
thence continue on last described course a distance of 208.71 feet; thence  
turn an angle to the right of 90° 00' and run in a Northwesterly direction  
a distance of 104.35 feet; thence turn an angle to the right of 90° 00'  
and run in a Northeasterly direction a distance of 208.71 feet; thence  
turn an angle to the right of 90° 00' and run in a Southeasterly direction  
a distance of 104.35 feet to the point of beginning.

Subject to:

Right to the following easements to Alabama Power Company recorded in  
Volume 81, Page 581, and Volume 82, Page 57.



19710507000018110 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
05/07/1971 12:00:00 AM FILED/CERT

TO HAVE AND TO HOLD, To the said GRANTEES 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  
GRANTEES, 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 GRANTEES, 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 5th day of May 1971.

ATTEST:

Frank A. Nix  
Frank A. Nix Secretary

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

STATE OF ALABAMA }  
COUNTY OF SHELBY }

I, Donna Starnes a Notary Public in and for said County in said  
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 May, 1971.

Donna Starnes  
Notary Public