

Sec. 4284 318-411

This instrument was prepared by

(Name) Betty Nolan as an employee of Jackson Company Jefferson Land Title Service Co., Inc.

(Address) 100 Office Park Dr., B'ham, Ala.

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 Twenty One Thousand Two Hundred Fifty and no/100 (\$21,250.00)

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

Warren Neal O'Shields and wife Margaret C. O'Shields

(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, Alabama.

Lot 19, according to the survey of Chelsea Estates, First Addition, as recorded in Map Book 5, Page 65, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to:

1. Ad valorem taxes for the year 1971.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.
3. 35 foot building line from Little Creek Circle and a 10 foot easement along the north line of said lot as shown on recorded map.
4. Right of Way granted to Alabama Power Company by instrument(s) recorded in Vol. 136, Page 308, Vol. 133 Page 419 and Vol. 266, Page 229.

\$21,250.00 of the purchase price reported above was paid from mortgage loan closed simultaneously herewith.

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 contingent 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 encumbrances,

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 Vice President, Mark G. Noel who is authorized to execute this conveyance, has hereto set its signature and seal, this the 28th day of July, 1971.

ATTEST:

Frank A. Noel
Secretary

By: Mark G. Noel
Vice President

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned a Notary Public in and for said County in said State, hereby certify that Mark G. Noel whose name as Vice 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 28th day of July, 1971.

Richard D. Hallinan
Notary Public