

See Mtg 319- 858

This instrument was prepared by

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(Address) 521 Massey Building, Birmingham, Alabama 35203

Form 1-1-7 Rev. 8-70

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

STATE OF ALABAMA

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

COUNTY OF Shelby

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventeen Thousand Eight Hundred and no/100 Dollars (\$17,800.00)

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

Harvey L. Irwin and wife, Melva J. Irwin,
(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, to-wit:

Lot 21, Chelsea Estates, First Addition, as recorded in Map Book 5, Page 65, in the Probate Office of Shelby County, Alabama.

- Subject to: 1. Ad Valorem Taxes due and payable October 1, 1972.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Deed Volume 13, Page 1.
3. 35 foot building line from Liberty Road; 10 foot easement along the East line and South line for public utilities, sanitary sewers, storm sewers, storm ditches as shown on recorded map.
4. Right of Way granted to Alabam Power Company be instrument(s) recorded in Volume 136, Page 306 and Volume 133, Page 419.
5. Restrictions appearing of record in Book 269, Page 156.

\$17,650.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously with delivery of this deed



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Shelby Cnty Judge of Probate, AL
11/15/1971 12:00:00 AM FILED/CERT

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SHELBY COUNTY JUDGE OF PROBATE
ALABAMA

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, unless otherwise noted above, 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, Frank A. Nix who is authorized to execute this conveyance, has hereto set its signature and seal, this the 15th day of November 1971

ATTEST:

G. M. Harper
Secretary

ROYAL HOMES, INC.

By Frank A. Nix Vice President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned
State, hereby certify that Frank A. Nix
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,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 15th day of November 1971

Notary Public

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