

See Mtg 317 - 862

This instrument was prepared by

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2437 Coronado Drive
(Address) Birmingham, Alabama 35226

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 Jefferson } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventeen Thousand Nine Hundred Fifty and no/100 Dollars
(\$17,950.00)

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

George L. Seritt and wife, Carolyn B. Seritt

(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 20, 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 easements and restrictions of record.

\$17,800.00 of the purchase price recited above was paid from mortgage
loan closed simultaneously herewith.

19711115000048420 1/1 \$.00
Shelby Cnty Judge of Probate, AL
11/15/1971 12:00:00 AM FILED/CERT

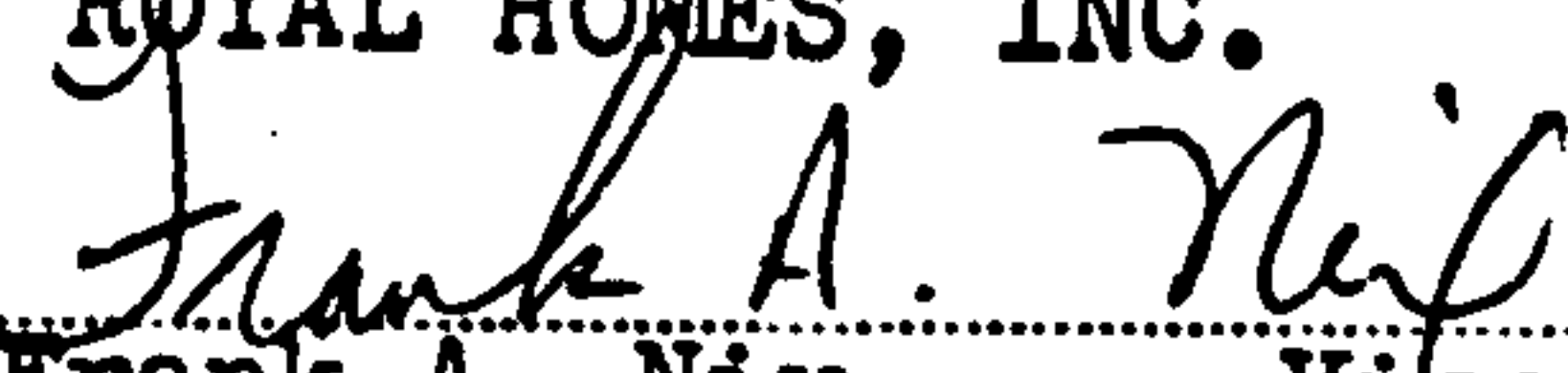
UCC FILE NO. 1971-1115000048420
REC. EX. & PAID AS ABOVE
1971 NOV 15 PM 2:55
Shelby County, Alabama
INSTRUMENT NO. 48420
Book 5, Page 65
Conveyance

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 Vice President, Frank A. Nix
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 15th day of September 1971.

ATTEST: 
Mark G. Noel Secretary

ROYAL HOMES, INC.
By 
Frank A. Nix Vice President

70 STATE OF Alabama }
COUNTY OF Jefferson }

BOOK 271 PAGE 70
I, a Notary Public in and for said County in said
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,

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


Notary Public