

(Name) James R. Davis, Attorney at Law 6102

(Address) 202 Title Building, Birmingham, Alabama 35203

Form 1-1-6 Rev. 8-70

CORPORATION FORM WARRANTY DEED—LAWYERS TITLE INS. CORP., BIRMINGHAM, ALABAMA

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-Five Thousand (\$25,000.00) Dollars and other good and valuable considerations

to the undersigned grantor, Royal Homes, Inc. a corporation,
in hand paid by Jerry Lee Bowen and wife, Brenda B. Bowen

the receipt of which is hereby acknowledged, the said Royal Homes, Inc.

does by these presents, grant, bargain, sell and convey unto the said Jerry Lee Bowen and wife,
Brenda B. Bowen

the following described real estate, situated in Shelby County, Alabama.

That certain real property which is more particularly described as set forth on Exhibit "A",
which is attached hereto and made a part hereof.

SUBJECT TO THE FOLLOWING:

1. Taxes due in the year 1978 which are a lien but not due and payable until October 1, 1978.
2. Right of way to Alabama Power Company recorded in Deed Book 72, Page 191, in the Probate Office of Shelby County, Alabama.
3. As part of the consideration for this conveyance, the Grantee herein expressly assumes and agrees to pay that certain Mortgage on subject property and its underlying indebtedness in the principal amount of \$35,000.00, bearing interest at the rate of 9 1/2 per cent per annum simple interest, said Mortgage being executed by Royal Homes, Inc. to Kathryn Purdy and Margery Purdy, as recorded in Mortgage Book 373 at Page 284 and following, in the Office of the Judge of Probate of Shelby County, Alabama.



19780104000000920 1/2 \$.00
Shelby Cnty Judge of Probate, AL
01/04/1978 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD, To the said Jerry Lee Bowen and wife, Brenda B. Bowen,

heirs and assigns forever.

And said Royal Homes, Inc. does for itself, its successors
and assigns, covenant with said Jerry Lee Bowen and wife, Brenda B. Bowen,

heirs and assigns, that it 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

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

IN WITNESS WHEREOF, the said Royal Homes, Inc. by its
President, Frank A. Nix, who is authorized to execute this conveyance,
has hereto set its signature and seal, this the 30th day of DECEMBER, 1977.

ATTEST:

ROYAL HOMES, INC., an Alabama corporation

By Frank A. Nix
President

Secretary

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said County, in
said State, hereby certify that
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 30th day of DECEMBER, 1977.

My commission expires 9-30-81

James R. Davis
Notary Public

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19780104000000920 2/2 \$.00
Shelby Cnty Judge of Probate, AL
01/04/1978 12:00:00AM FILED/CERT

EXHIBIT "A"

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1978 JAN -4 PM 2:42

Deed 25.0
Rec. 3.0
Ind. 1.0
29.0

A tract of land situated in Section 5, Township 20 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Begin at the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of Section 5, Township 20 South, Range 1 East, Shelby County, Alabama, and run in a Northerly direction along the West line of said 1/4 1/4 Section a distance of 1325.04 feet to the Northwest corner of said 1/4 1/4 Section; thence turn an interior angle of 88° 53' 00" and run to the right in an Easterly direction along the North line of said 1/4 1/4 Section a distance of 133.03 feet to a point; thence turn an interior angle of 271° 07' 00" and run to the left in a Northerly direction a distance of 110.23 feet to a point on the Southerly right-of-way line of Shelby County Road #438; thence turn an interior angle of 65° 09' 00" and run to the right in a Southeasterly direction along the Southerly right-of-way line of said Shelby County Road #438 a distance of 119.09 feet to a point; thence turn an interior angle of 163° 36' 45" and run to the right in a Southeasterly direction along the Southerly right-of-way line of said Shelby County Road #438 a distance of 398.73 feet to a point; thence turn an interior angle of 192° 49' 10" and run to the left in a Southeasterly direction along the Southerly right-of-way line of Shelby County Road #438 a distance of 483.32 feet to a point; thence turn an interior angle of 160° 07' 00" and run to the right in a Southeasterly direction along the Southerly right-of-way line of Shelby County Road #438 a distance of 212.20 feet to a point; thence turn an interior angle of 202° 25' 00" and run to the left in a Southeasterly direction along the Southerly right-of-way line of Shelby County Road #438 a distance of 559.64 feet to a point; thence turn an interior angle of 171° 37' 50" and run to the right in a Southeasterly direction along the Southerly right-of-way line of Shelby County Road #438 a distance of 625.19 feet to a point; thence turn an interior angle of 169° 08' 20" and run to the right in a Southeasterly direction along the Southerly right-of-way line of Shelby County Road #438 a distance of 215.98 feet to a point; thence turn an interior angle of 203° 03' 10" and run to the left in a Southeasterly direction along the Southerly right-of-way line of Shelby County Road #438 a distance of 87.48 feet to a point on the South line of the Southwest 1/4 of the Southeast 1/4 of Section 5, Township 20 South, Range 1 East; thence turn an interior angle of 20° 51' 15" and run to the right in a Westerly direction along the South line of said 1/4 1/4 Section a distance of 1049.37 feet to the Southwest corner of said 1/4 1/4 Section; thence turn an interior angle of 179° 57' 30" and run to the right in a Westerly direction along the South line of the Southeast 1/4 of the Southwest 1/4 of Section 5 a distance of 1312.04 feet to the point of beginning; containing 40.84 acres more or less.

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