

(Name).....

(Address).....

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of exchange of property and assumption of mortgages set forth below

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

David W. Graham and wife Susan V. Graham

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Royal Development Inc.

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 45 Block 1 Oak Mountain Estates, 6th Sector as recorded in Map Book 5 Page 102
Probate office of Shelby county Alabama.

Subject to Birmingham Federal Savings & Loan mortgage #14360 in the amount of approximately \$19,000 and 2nd mortgage to AlaBank Financial Corp. in the approximate amount of \$11,760.00 at \$120.00 per month.

Subject to easements, right of ways and restrictions of record.

BOOK 309 PAGE 962



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Shelby Cnty Judge of Probate, AL
01/17/1978 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 6th day of January, 1978

Emma D. Higginbotham (Seal)
Virginia Johnson (Seal)

David W. Graham (Seal)
Susan V. Graham (Seal)

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

STATE OF ALABAMA
Shelby COUNTY

1978 JAN 17 AM 8:42

General Acknowledgment

I, the undersigned, hereby certify that David W. Graham and wife, Susan V. Graham, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of January

Royal Development, Inc.
2714-19th Place So.
Birmingham, Al. 35209

Emma D. Higginbotham
My Commission Expires Nov. 1, 1979