

This instrument was prepared by

(Name) Larry L. Halcomb, Attorney at Law

(Address) 3512 Old Montgomery Highway, Homewood, Alabama 35209

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

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty three thousand three hundred and no/100 (\$63,300.00) DOLLARS

to the undersigned grantor, Royal Development, 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
David W. Graham and Susan V. Graham

(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 6, according to the map and survey of Royal Oaks, First Sector, as recorded in
Map Book 7, Page 17, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1978.

Subject to easement and building line of record.

BOOK 310 PAGE 181

19780130000011430 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/30/1978 12:00:00AM FILED/CERT

\$42,500.00 of the purchase price recited above was paid from a 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 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 President,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 26th day of January 19 78

ATTEST:

ROYAL DEVELOPMENT, INC.

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

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

By [Signature] President

STATE OF ALABAMA
COUNTY OF Jefferson

1978 JAN 30 AM 9 26

direct by 2100
fee 150
100
2350
See Notg. 37x-91

the undersigned [Signature]
JUDGE OF PROBATE

a Notary Public in and for said County in said

State, hereby certify that B. J. Jackson
whose name as President of Royal Development, 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 26th day of January 19 78

[Signature]
Notary Public

Guaranty