

This instrument prepared by
(Name) Harold R. Walker
(Address) 2714 South 19th Place
Birmingham, Alabama 35209

174
Jefferson Land Title Services Co. Inc.
AGENTS FOR
Mississippi Valley Title Insurance Company

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar (\$1.00) and assumption of that certain mortgage held by Central Bank of Birmingham

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where of is acknowledged, I or we, H. Walker & Associates, Inc., a corporation

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

Royal Development, Inc., a corporation

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

Lot 4, Royal Oaks, First Sector, as recorded in Map Book 7, Page 17 in the Office of the Judge of Probate, Shelby County, Alabama.

19780707000087990 1/1 \$.00
Shelby Cnty Judge of Probate, AL
07/07/1978 12:00:00AM FILED/CERT

Subject to existing easements, restrictions, set back lines, limitations, rights of way of record.

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 said grantee, his, her or 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 stated above; that I (we have a good right to sell and convey the same as afore-said; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 28th day of June, 1978.

STATE OF ALA: SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED 1978 JUL -7 AM 11:52 Seal for 50 Rec. 1.50 1.00 (SEAL) 3.00
H. Walker & Associates, Inc. (SEAL)
By: Harold R. Walker (SEAL)
President (SEAL)
Thomas P. Shumaker, Jr. JUDGE OF PROBATE Alabama (SEAL)

STATE OF Shelby COUNTY } General Acknowledgment

I, the Undersigned a Notary Public in and for said County, in said State, hereby certify that Harold R. Walker, whose name as President of H. Walker & Associates, Inc., a corporation

whose name(s) 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 executed the same voluntarily on the day the same bears date, for as the act of said corporation, H. Walker & Associates, Inc.

Given under my hand and official seal this 28th day of June A.D. 1978

Harold Walker