This instrument was prepared by

(Name) Michael F. Bolin 393

(Address) 933 Frank Nelson Building, Birmingham, Alabama 35203

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 Seventy-Two Thousand Five Hundred and no/100-----($72,500.00)---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

James A. Booth and wife Doris E. Booth

(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, 2nd Sector, as recorded in Map Book 7, Page 77, in the Office of the Judge of Probate of Shelby County, Alabama.
Situated in Shelby County, Alabama.

SUBJECT TO:
Ad valorem taxes for the year 1979.
Thirty foot building set back line as shown by recorded plat.
Ten foot easement on North side of subject property as shown by recorded plat.
Right of Way to Alabama Power Company and South Central Bell, as recorded in Volume 313, Page 625, in the Probate Office of Shelby County, Alabama.
Protective Covenants, as recorded in Misc. Volume 24, Page 699, in the said Probate Office.

$47,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith delivery of this deed.

2:08

1979030800002885O 1/1 $.00
Shelby Cnty Judge of Probate,AL
03/08/1979 12:00:00AM FILED/CERT

STATE OF AL A. SHELBY CO.
I CERTIFY THIS
WAS FILED
79 MAR -8 AM 8:22
Deed 25.00
Judge of Probate Rec. 1.50
JUDGE OF PROBATE Ind. 1.00
Mtg. 389-23 107.25

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 contingent 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 encumbrances,

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, B. J. Jackson who is authorized to execute this conveyance, has hereto set its signature and seal, this the 2 day of March 19 79

ATTEST:

Secretary

By B. J. Jackson
President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned 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, ackuowledged 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 2 day of March 19 79

Notary Public

My Commission Expires: [illegible]

Jim Keone [redacted]
POST OFFICE BOX 7344-A
BIRMINGHAM, ALABAMA 35223