

This instrument was prepared by

(Name) Michael F. Bolin, Attorney at Law

(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 JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty-Eight Thousand Five Hundred and no/100---(\$68,500.00)-----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

David Byron Johnston and wife Evelyn B. Johnston

(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 7, 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.
Situated in Shelby County, Alabama.

SUBJECT TO:

Ad valorem taxes for the year 1979.

Thirty foot building setback line as shown by recorded plat.

Ten foot easement on East side of subject property as shown by recorded plat.

Protective Covenants as recorded in Miscellaneous Volume 24, Page 699, Shelby County.

\$68,500.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith delivery of this deed.



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Shelby Cnty Judge of Probate, AL
03/30/1979 12:00:00AM FILED/CERT

BOOK 318 PAGE 733

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, B. J. Jackson
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 23 day of March 19 79

WITNESSES:

Michael F. Bolin, Attorney at Law

Royal Development, Inc.

By

Secretary

B. J. Jackson

President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said
State, do 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 23 day of March 1979

JACKSON

Notary Public