This instrument [redacted] epared by [redacted] [redacted]

(Name) Michael A. Newsom

(Address) 2121 Highland Avenue, Birmingham, Alabama 35205 940

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-six Thousand Five Hundred and no/100 ($76,500.00) ------- Dollars

to the undersigned grantor, D. W. Corporation 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 Ronald D. Arnold and wife, Alice S. Arnold

(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 29, according to the Survey of Royal Oaks, Second Sector, as recorded in Map Book 7, Page 77, in the Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama.

Subject to: Ad valorem taxes for the current tax year, 1979.
30-foot building set back line as shown on recorded map from Royal Circle.
7-1/2 foot utility easement over East side of said lot as shown on recorded map.
Transmission line permit to Alabama Power Company and South Central Bell, as recorded in Deed Book 313, Page 625, in Probate Office.
Restrictions recorded in Misc. Book 24, Page 699, in said Probate Office.

BOOK 319 PAGE 702

$53,500.00 of the purchase price recited above was paid by a mortgage loan closed simultaneously with delivery of this deed.

19790523000063230 1/1 $.00
Shelby Cnty Judge of Probate,AL
05/23/1979 12:00:00AM FILED/CERT

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, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 21st day of May 1979

ATTEST: D. W. CORPORATION

Secretary By W. W. Grant Jr. President
Its:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1979 MAY 23 AM 9:23

Deed 23.00 Sec mtg. 391-916
Rec. 1.50
Ind. 1.00
25.50

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned authority a Notary Public in and for said County in said State, hereby certify that W. W. GRANT, JR. whose name as President of D. W. CORPORATION 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 21st day of May 1979.

Notary Public

Michael A. Newsom
Suite 200 2121 Highland Ave. So.
Birm. Ala. 35205