10/

american title insurance company

This instrument was prepared by 2119 - 3RD AVENUE NORTH • BIRMINGHAM, AL. 35203 • (205) 254-8080

1312

19790730000096790 1/1 $.00
Shelby Cnty Judge of Probate, AL
07/30/1979 12:00:00AM FILED/CERT

(Name) Harold R. Walker

(Address) 2105 Old Montgomery Hwy, Pelham, Alabama 35124

CORPORATION FORM WARRANTY DEED - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three hundred dollars---------- DOLLARS,

to the undersigned grantor, Royal Development, Inc. a corporation,
in hand paid by Crestwood Homes, INc.

the receipt of which is hereby acknowledged, the said Royal Development, Inc.

does by these presents, grant, bargain, sell and convey unto the said Crestwood Homes, Inc.

the following described real estate, situated in Shelby County, Alabama.

Begin at NW Corner of NE¼ of NW¼ Sec. 2, T20S, R3W and run south along west line of said ¼ ¼ section 303.85' for the point of beginning; thence continue along said line a distance of 260 feet thence turn an angle to the left of 107° 35' 24" and run a distance of 116.07 feet; thence turn an angle to the left of 72° 25' and run parallel with the said west line of ¼ ¼ section a distance of 224.93 feet to a point on the South ROW of Elizabeth Drive, thence turn an angle to the left of 90° and run a distance of 110.62 feet to the point of beginning. Easements for utilities sewers and drainage shall consist of 10 feet along the west line and 20 feet along the South line of this parcel.

Subject to all easements, restrictions and set-backs if any of record.

BOOK 321 PAGE 79

TO HAVE AND TO HOLD, To the said Crestwood Homes, Inc.
and their heirs and assigns forever.

And said Royal Development, Inc. does for itself, its successors and assigns, covenant with said Crestwood Homes, Inc.
and their
heirs and assigns, that it 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 Crestwood HOmes, Inc.

heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Royal Development, Inc. by its
VicePresident, Harold R. Walker, who is authorized to execute this conveyance,
has hereto set its signature and seal, this the 26 day of July, 1979.

ATTEST:

STATE OF ALABAMA SHELBY COUNTY
I HEREBY CERTIFY THIS INSTRUMENT WAS FILED

Secretary

By Harold R. Walker
Harold R. Walker Vice-President

1979 JUL 30 PM 1:09

deed tax .50
rec. 1.50
ind 1.00
3.00

STATE OF ALABAMA
COUNTY OF SHELBY } JUDGE OF PROBATE

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Harold R. Walker whose name as Vice 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 26 day of July, 1979.

B.T.6 Crestwood Homes
PO Box 472 Pelham, Al. 35124

Reuben B. Carroll
Notary Public