Telephone 205-663-1130

This instrument was prepared by

(Name) Daniel M. Spitler
Attorney at Law
(Address) 1970 Chandalar South Office Park
Pelham, Alabama 35124

1359

This Form furnished by:

**Cahaba Title, Inc.**
1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

19790731000097910 1/1 $.00
Shelby Cnty Judge of Probate, AL
07/31/1979 12:00:00AM FILED/CERT

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

That in consideration of Sixty-six Thousand and no/100----------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

Glenn H. Stanley and wife, Shelia Ward Stanley

(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:

Part of the Northeast Quarter of the Northwest Quarter of Section 2, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: From the Southeast corner of said Quarter-Quarter section, run in a Northerly direction along the East line of said Quarter-Quarter section for a distance of 534.27 feet to the Southeast corner of Lot 4, Royal Oaks First Sector, a map of which is recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 7, Page 17; thence turn an angle to the left of 97 degrees, 34 minutes, and run in a Southwesterly direction along the South line of said Lot 4 for a distance of 152.59 feet to the Southwest corner of said Lot 4 being the point of beginning; thence turn an angle to the right of 180 degrees and run in a Norteasterly direction along the South line of said Lot 4 for a distance of 152.59 feet to the Southeast corner of said Lot 4; thence turn an angle to the right of 97 degrees and 34 minutes and run in a Southerly direction along the East line of said Quarter-Quarter section for a distance of 144.27 feet; thence turn an angle to the Right of 92 degrees, 02 minutes, 15 seconds and run in a Westerly direction for a distance of 179.60 feet to a point on the East right of way line of Elizabeth Drive as shown on said map of Royal Oaks First Sector; thence turn an angle to the Right and run along said East right of way line for a distance of 121.61 feet to the Point of Beginning.
Subject to easements and restrictions of record.
$56,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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**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 25th day of July 1979

ROYAL DEVELOPMENT, INC.

ATTEST: Deed 10.00
Rec. 1.50
Int. 1.00
12.50

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
Secretary

By President

Rec mtg. 594-421

1979 JUL 31 AM 8:49

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 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 25th day of July 1979

Notary Public

Form ALA-33