1161

**american title insurance company**

This instrument was prepared by 2119-3RD AVENUE NORTH • BIRMINGHAM AL 35203 • (205) 254-6060

(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 thousand dollars and no cents---------- DOLLARS,

to the undersigned grantor, Royal Development, Inc. a corporation,
in hand paid by H. Walker and Associates, 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 H. Walker and Associates, Inc.

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

Lot 40 Second Sector Royal Oaks as recorded in Map Book 7, Page 77 in the office of the Probate Judge of Shelby County.

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

1979082900110720 1/1 $.00
Shelby Cnty Judge of Probate, AL
08/29/1979 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD, To the said H. Walker and Associates, Inc.

heirs and assigns forever.

And said Royal Development, Inc. does for itself, its successors and assigns, covenant with said H. Walker and Associates, Inc.

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 H. Walker and Associates, Inc.

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

IN WITNESS WHEREOF, the said Royal Development, Inc. by its Vice President, Harold R. Walker, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 13 day of June, 19 79.

ATTEST: Rec'd Tax - 300 / Rec - 1 50 / Sch - 1 00 / 5 50

AUG 29 AM 10 15

Secretary

By Harold R. Walker
Harold R. Walker Vice President

STATE OF ALABAMA
COUNTY OF SHELBY

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, 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 13 day of June, 19 79.

Loretta B. Cornell
Notary Public

B.T.6

Lawyers Title