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This instrument was prepared by

(Name) Bruce L. Gordon, Attorney at Law

(Address) 1500 City National Bank 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 SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty-Two Thousand and No/100 (\$82,000.00)

to the undersigned grantor, ROYAL HOMES, 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

ROBERT L. WEAR and wife, VINITA L. WEAR

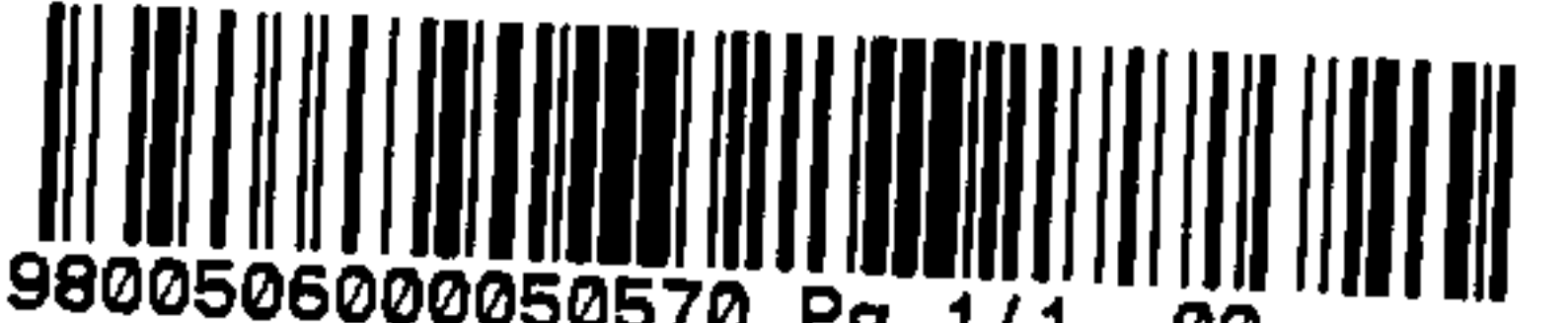
(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 7, according to the map and survey of Royal Oaks, Third Sector, First Phase, as recorded in Map Book 8, page 1, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions and rights-of-way of record.

\$66,000.00 of the purchase price recited above was paid from the proceeds of a mortgage loan, closed simultaneously herewith,

BOOK 326 PAGE 235



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Shelby Cnty Judge of Probate, AL
05/06/1980 00:00:00 FILED/CERTIFIED

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
1980 MAY -6 AM 9:08

See Mtg. 402 - 577
Rec'd 1600
Sub. 100
1850

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, Harold R. Walker who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of April 19 80.

ATTEST:

ROYAL HOMES, INC.

By *Harold R. Walker*
Harold R. Walker President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned a Notary Public in and for said County in said State, hereby certify that Harold R. Walker whose name as President of ROYAL HOMES, 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 30th day of April 19 80.

Gordon Cleveland et al
City Natl Bank Bldg. 15th Floor

Bruce Gordon
Notary Public