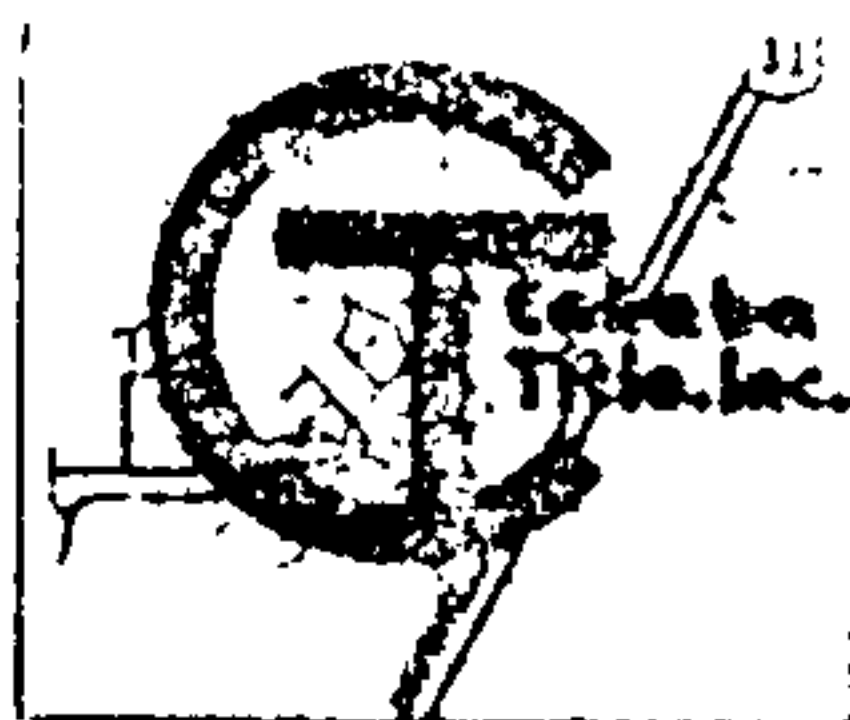
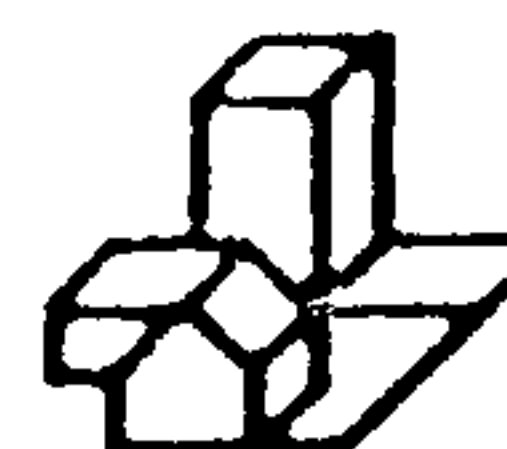


This instrument was prepared by

Name Daniel M. Spitler
Address 1970 Chandalar South Office Park
Pelham, Alabama 35124



Cahaba Title, Inc.
Highway 31 South at Valleydale Road
P O Box 689
Pelham, Alabama 35124
Telephone 958-5600



AGENT FOR
ST. PAUL TITLE

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

19800716000078070 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
07/16/1980 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

at in consideration of Eighty-Four Thousand and no/100-----dollars

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
d GRANTOR does by these presents, grant, bargain, sell and convey unto
Michael Frank Miller and wife, Barbara Coleman Miller

herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor
them in fee simple, together with every contingent remainder and right of reversion, the following described real estate,
uated in

Lot 15, 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. Situated in Shelby County, Alabama.

Subject to easements and restrictions of record.

\$74,000.00 of the purchase price recited above was paid from a mortgage
loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of
em, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every con-
ingent 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 encum-
ances,

at it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant
d 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 Vice President, James H. Leslie, IV
no is authorized to execute this conveyance, has hereto set its signature and seal, this the 14th day of July 19 80

TEST:

STATE OF ALABAMA
COUNTY OF SHELBY

Secretary

JUL 16 PM 12:56

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned
ate, hereby certify that James H. Leslie, IV
hose name as Vice President of ROYAL HOMES, INC.
corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being
formed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as
e act of said corporation,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 14th day of

July 19 80

orm ALA-33

iel M. Spitler

Daniel M. Spitler

Notary Public