

This instrument was prepared by

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Shelby Cnty Judge of Probate, AL
07/21/1980 00:00:00 FILED/CERTIFIED

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 Seven Hundred Fifty and NO/100-----Dollars.
(\$82,750.00)

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

C. Michael Spain and wife Sheryl S. Spain

(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 Northwest Quarter of the Northwest Quarter of Section 2, Township 20 South,
Range 3 West, Shelby County, Alabama, more particularly described as follows:

From the Northeast corner of the Northwest Quarter of Northwest Quarter of said Section
run in a Southerly direction along the East line of said Quarter-Quarter Section for a
distance of 640.85 feet; thence turn an angle to the right of 118 degrees 29 minutes
36 seconds and run in a northwesterly direction for a distance of 204 feet; thence
turn an angle to the right of 7 degrees 28 minutes 48 seconds and run in a northwesterly
direction for a distance of 236.84 feet; thence turn an angle to the right of 3 degrees
23 minutes 04 seconds and run in a Northwesterly direction for a distance of 56 feet
to the point of beginning; thence continue along last mentioned course for a distance of
74.20 feet; thence turn an angle to the left of 46 degrees 45 minutes 52 seconds and run
in a westerly direction for a distance of 159.11 feet; thence turn an angle to the left
of 80 degrees 36 minutes and run in a southerly direction for a distance of 49.0 feet
to a point of curve being concave in an easterly direction with a central angle of
30 degrees and having a radius of 148.92 feet; thence run along the arc of said curve for
a distance of 77.97 feet; thence turn an angle to the left and run in an easterly direction
for a distance of 222.07 feet, more or less, to the point of beginning. To be known as
Lot 55, according to the unrecorded map and survey of Royal Oaks. Situated in Shelby
County, Alabama.

Subject to:

Ad valorem taxes due in the year 1980.

20 foot easement on North & rear.

\$67,500.00 of the purchase price recited above was paid from a mortgage loan
closed simultaneously herewith delivery of this deed.

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 con-
tingent 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-
brances,

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 18th day of July 19 80

ATTEST:

Royal Development, Inc

By

B. J. Jackson

President

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned

State, hereby certify that

whose name as

B. J. Jackson

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,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 18th day of July

19 80.

Notary Public