

This instrument was prepared by

(Name) Engel M. Williams

(Address) 2105 Old Montgomery Hwy. Pelham, Ala. 35124



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Shelby Cnty Judge of Probate, AL  
09/10/1980 00:00:00 FILED/CERTIFIED

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

AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty Two Thousand Nine Hundred Dollars and no/100 Dollars

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

John E. Andrews and Wife Sherrie M. Andrews

(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

All of Lot 4 and part of Lot 5, 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, said part of Lot 5 being more particularly described as follows: From the northeast corner of said Lot 5, run in a southerly direction along the east line of said Lot 5 for a distance of 98.99 feet to the point of beginning, thence turn an angle to the right of 82° 01' 36" and run in a southwesterly direction for a distance of 151.46 feet to the southwest corner of said Lot 5, also being a point on the east right-of-way line of Elizabeth Drive, thence turn an angle to the left of 172° 01' 36" and run in an easterly direction along the south line of said Lot 5 for a distance of 150.00 feet to the southeast corner of said lot, thence turn an angle to the left of 90° and run in a northerly direction along the east line of said Lot 5 for a distance of 21.01 feet to the point of beginning.

\$66,300.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously with 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 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, Secretary who is authorized to execute this conveyance, has hereto set its signature and seal, this the 5 day of Sept, 1980

ATTEST:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS

INSTRUMENT WAS FILED

1980 SEP 10 PM 12:06

By

Resident

STATE OF  
COUNTY OF

Judge of Probate

I, JANET WILLIAMS

State, hereby certify that

whose name as

President of

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 5th day of September

19 80

NOTARY

Notary Public

Engel M. Williams

Janet Williams  
My commission expires 1-15-84