

This instrument was prepared by

621

(Name) Harold R. Walker

Jefferson Land Title Service Co., Inc.

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

AGENTS FOR
Mississippi Valley Title Insurance Company

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

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

19801118000131980 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
11/18/1980 00:00:00 FILED/CERTIFIED

That in consideration of Nineteen Thousand Dollars -----

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
Michael L. Downs and wife Catherine A. Downs

(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**

From the SE corner of NW $\frac{1}{4}$ of NW $\frac{1}{4}$, Sec. 2, TSP 20 S, Rng. 3 West run North along East Line of $\frac{1}{4}$ $\frac{1}{4}$ Section 92.64 feet to the point of beginning, thence continue along East line 237 feet thence turn an angle of 94° 10' 24" to the left and run 232.34 feet to a point on Royal Court Row, thence turn to the left and run 123.11 feet along the right of way of Royal Court, thence turn to the left and run 269.32 feet to the point of beginning.

This parcel to be recorded as Lot 47 Royal Oaks, Third Sector Second Addition in Probate Office of Shelby County.

Subject to building lines and easements as shown by recorded map.

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,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 13 day of Nov. 19 80

ATTEST: *Dec 19 1980*
150 STATE OF ALA. SHELBY CO.
1.00 I CERTIFY THIS
21.50
Secretary

By *B. J. Jackson*
President

STATE OF Alabama
COUNTY OF Shelby

1980 NOV 18 PM 2:08

I, **Lynda G. Logan** a Notary Public in and for said County in said
State, hereby certify that **B. J. Jackson**
whose name as 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,

Given under my hand and official seal, this the 13th day of November 19 80

Form ALA-33

Lynda G. Logan
Notary Public