This instrument was prepared by

(Name) Larry L. Halcomb, Attorney at Law

(Address) 3512 Old Montgomery Highway, Homewood, AL 35209

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Shelby Cnty Judge of Probate, AL
03/02/1981 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 five thousand three hundred and no/100 ($85,300.00)

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

Jerry H. Nowell and Elizabeth C. Nowell

(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 23, according to the map and survey of Royal Oaks, Third Sector, First Addition as recorded in Map Book 8, Page 26, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1981.

Subject to easements, building lines and right-of-way of record.

401

BOOK 331 PAGE

$65,000.00 of the purchase price was paid from the proceeds of a mortgqge 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 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 Sec-Treas ~~President~~, James H. Leslie IV who is authorized to execute this conveyance, has hereto set its signature and seal, this the 27th day of February 19 81

ATTEST:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

Secretary

1981 MAR -2 AM 8:54

ROYAL HOMES, INC.

By James H. Leslie IV Sec-Treas
President

Deed 20.50
Rec. 1.50
Ind. 1.00
23.00

County. 410-212

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Larry L. Halcomb a Notary Public in and for said County in said State, hereby certify that James H. Leslie IV whose name as Sec-Treas ~~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 27th day of February 19 81

Larry L. Halcomb
Notary Public

My Commission Expires June 22, 1981