

This instrument was prepared by

(Name) COURTNEY H. MASON, JR., P.A.

(Address) P. O. BOX 1007, ALABASTER, ALABAMA 35007

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

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINETY THOUSAND SEVENTY NINE AND NO/100TH (\$90,079.00) DOLLARS

to the undersigned grantor, CRESTWOOD REALTY, 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

RICHARD A. ANDERSON AND WIFE, KARYN E. ANDERSON

(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 22, according to the survey of Royal Oaks, Third Sector,
First Addition, as recorded in Map Book 8 page 26, in the Probate
Office of Shelby County, Alabama, being situated in Shelby
County, Alabama.

Subject to existing easements, restrictions, set-back lines,
rights of way, limitations, if any, of record.

\$65,000.00 of the above-recited purchase price was paid from a
mortgage loan closed simultaneously herewith.

GRANTOR'S ADDRESS: 2166 Highway 31 South, Pelham, AL 35124

GRANTEES' ADDRESS: 2573 Judy Circle, Helena, AL 35080

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
See City 445-460
1984 MAR 23 AM 11:53

Thomas W. Henderson
JUDGE OF PROBATE

Recd Tax - 25.50
Rec 1.50
Incl: 1.00
28.00

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 20TH day of MARCH 19 84

ATTEST:

CRESTWOOD REALTY, INC.

By  B. J. JACKSON President

STATE OF ALABAMA
COUNTY OF SHELBY

I, THE UNDERSIGNED a Notary Public in and for said County in said
State, hereby certify that B. J. JACKSON
whose name as THE President of CRESTWOOD REALTY, 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 20TH day of

MARCH 19 84


Notary Public