

This instrument was prepared by

(Name) B.J. Jackson

(Address) 2166 Hwy. 31 South Pelham

1011



This Form furnished by:

**Cahaba Title, Inc.**

1970 Chandalar South Office Park  
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

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 Three Thousand Dollars (\$3,000.00)

Royal Development

to the undersigned grantor, (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Crestwood Homes, Inc.

(herein referred to as GRANTEEES) 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

Begin at the Northwest corner of Lot 60, according to Royal Oaks subdivision, Third Sector-First Phase, as recorded in Map Book 8 Page 1 in the Probate Office of Shelby County, Alabama, and run thence in a Southerly direction along the Westerly line of said Lot 60 a distance of 226.89 feet to the Southwest corner of said Lot 60; thence turn an angle of 74 deg. 31 min. 12 sec. to the right and run Northwesterly a distance of 139.74 feet to a point; thence turn an angle of 3 deg. 23 min. 04 sec. to the right and run northwesterly a distance of 130.02 feet to a point; thence turn an angle to the left of 46 deg. 45 min. 52 sec. and run Southwesterly a distance of 159.11 feet to a point on Royal Court; thence run in a Northerly direction along the East line of Royal Court a distance of 130 feet; thence turn a curve to the right at the intersection of said Royal Court and Elizabeth Drive for a distance of 23.56 feet; thence run in an Easterly direction along the South right of way line of Elizabeth Drive a distance of 441.92 feet to the point of beginning; being situated in the NW 1/4 of NW 1/4 of Section 2, Township 20 South, Range 3 West, Shelby County, Alabama.

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TO HAVE AND TO HOLD, To the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 hereunto set its signature and seal, this the 19th day of July 19 84.

ATTEST:

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

1984 JUL 19 PM 1:35

STATE OF Alabama  
COUNTY OF Shelby

Lynda G. Logan  
JUDGE OF PROBATE

By B.J. Jackson  
President  
Deed tax - 300  
Rec 250  
Ind. 100  
6.50  
a Notary Public in and for said County in said

I, Lynda G. Logan State, hereby certify that B.J. Jackson whose name as President of Royal Development 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 19th day of July 19 84

Form ALA-33

Lynda G. Logan  
Notary Public

My Commission Expires June 29, 1987