

SEND TAX NOTICE TO:

(Name) William Appleby Royal  
Judith P. Royal  
(Address) 5058 Wagon Trace  
Birmingham, AL 35243  
#58-10-1-02-0-001-007

This instrument was prepared by

(Name) Gene W. Gray, Jr.  
2100 16th Avenue, South  
(Address) Birmingham, AL 35205

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Twenty-Nine Thousand Eight Hundred and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Paul M. Obert and wife, Denise F. Obert

(herein referred to as grantors) do grant, bargain, sell and convey unto

William Appleby Royal and Judith P. Royal

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Lot 1, Block 3, according to the survey of Applecross, as recorded in Map Book 6, Pages 42 A & B, in the Probate Office of Shelby County, Alabama.

Subject to:

Advalorem taxes for the year 1987 which are a lien, but not due and payable until October 1, 1987.

Existing easements, restrictions, rights of way, set back lines, limitations, if any, of record.

\$101,000.00 of the consideration was paid from the proceeds of a mortgage loan.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 17th

day of November, 1986

WITNESS:

Paul M. Obert (Seal)  
Denise F. Obert (Seal)  
1986 DEC -1 AM 8:11 (Seal)

Paul M. Obert (Seal)

Denise F. Obert (Seal)

STATE OF ALABAMA }  
JEFFERSON COUNTY } PROBATE

I, Gene W. Gray, Jr., a Notary Public in and for said County, in said State, hereby certify that Paul M. Obert and Denise F. Obert whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given u hand and official seal this 17th

Gene W. Gray, Jr.

Notary Public  
A.D., 19 86