

1822

JEFFERSON TITLE CORPORATION
P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

This instrument was prepared by

(Name) Harold Walker

(Address) Pelham, Al

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY EIGHT THOUSAND FIVE HUNDRED _____ DOLLARS
(88,500)

to the undersigned grantor, H. Walker & Associates, 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

Charles E. Steele and wife Martha O. Steele

(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 24 ROYAL PINES AS RECORDED IN MAP BOOK 11 PAGE 51, PROBATE OFFICE SHELBY COUNTY, ALABAMA.

SUBJECT TO EASEMENTS, R.O.W., RESTRICTIONS AND CONDITIONS OF RECORD. THE ABOVE LAND IS
SUBJECT TO RESTRICTIONS OF ROYAL PINES SUBDIVISION AS RECORDED IN REAL BOOK 180 PAGE 109
SHELBY COUNTY PROBATE OFFICE.

Also, commence at the northeast corner of lot 27 of Royal Pines subdivision as recorded
in map book 11, page 51, in the Office of the Judge of Probate of Shelby County, Alabama
and run thence N 88° 24' 24" W along the north line of Lots 27, 26 and a part of Lot 25
a distance of 246.00' to the point of beginning of the property being described, Thence
continue along last described course a distance of 164.30' to a point, Thence run
N 44° 08' 17" W a distance of 35.81' to a point, Thence run N 0° 21' 48" E a distance
of 189.36' to a point, Thence run S 88° 34' 30" E a distance of 188.66' to a point,
Thence run S 0° 10' 03" W a distance of 214.93' to a point of beginning, containing
40,252.04 square feet or 0.9240 of an acre.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship. 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, HAROLD R. WALKER
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 24 day of June 19 89

ATTEST:

STATE OF ALABAMA
COUNTY OF SHELBY

I, William O. Bradshaw
State, hereby certify that
whose name as

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,

Secretary

1. Deed Tax \$ 88.50
2. Mtg. Tax _____
3. Recording Fee 2.50
4. Indexing Fee 2.00

a Notary Public in and for said County in said

Given under my hand and official seal, this the 24 day of June 19 89

3021 Spruce Drive
Helena, Ala. 35880

My commission expires May 8, 1990

Notary Public