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(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

SEND TAX NOTICE TO:

R. Shan Paden  
PADEN & PADEN  
Attorneys at Law  
Five Riverchase Ridge, Suite  
Birmingham, Alabama 35244-2893

JOHN H. CLINE D/B/A  
HAMPTON HOMES  
104 KING CHARLES LANE  
ALABASTER, AL 35007

Inst # 1999-09497

STATE OF ALABAMA)  
COUNTY OF SHELBY)

03/08/1999-09497  
09:40 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
002 CRM 12.00

### WARRANTY DEED

Know All Men by These Presents: That in consideration of TWENTY TWO THOUSAND FIVE HUNDRED and 00/100 DOLLARS (\$22,500.00) DOLLARS to the undersigned grantor, ROYAL CONSTRUCTION & DEVELOPMENT CO., INC. a corporation, 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 JOHN H. CLINE, A MARRIED PERSON, D/B/A HAMPTON HOMES, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 356, ACCORDING TO THE SURVEY OF WYNDHAM, WYNWOOD SECTOR, PHASE III, AS RECORDED IN MAP BOOK 24 PAGE 129 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

#### SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1998 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 1999.
2. BUILDING SETBACK LINE OF 20 FEET RESERVED FROM WYNWOOD CIRCLE AS SHOWN BY PLAT.
3. EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING 5 FEET ALONG THE WESTERLY SIDE AND 15 FEET ALONG THE SOUTHERLY SIDE OF LOT.
4. RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT(S) RECORDED IN INST. #1998-47088 IN PROBATE OFFICE.
5. EASEMENT(S) TO TOWN OF HELENA AS SHOWN BY INSTRUMENT RECORDED IN DEED BOOK 305 PAGE 394; DEED BOOK 305 PAGE 396; DEED BOOK 305 PAGE 398; DEED BOOK 105 PAGE 44 AND DEED BOOK 305 PAGE 402 IN PROBATE OFFICE.
6. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN MAP BOOK 24 PAGE 129.
7. EASEMENT TO PUBLIC FOR DRIVING PURPOSES AS SET OUT IN DEED BOOK 311 PAGE 153 IN PROBATE OFFICE.

\$113,600.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, ROYAL CONSTRUCTION & DEVELOPMENT CO., INC., by its VICE PRESIDENT, GREG GILBERT who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 4th day of March, 1999.

ROYAL CONSTRUCTION & DEVELOPMENT CO., INC.

By: *Greg Gilbert*

GREG GILBERT,  
VICE-PRESIDENT

STATE OF ALABAMA)

COUNTY OF SHELBY)

#### ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that GREG GILBERT, whose name as VICE PRESIDENT of ROYAL CONSTRUCTION & DEVELOPMENT CO., 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 4TH day of MARCH, 1999.

*M. M. V.*  
Notary Public

My commission expires: 9.29.02

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