

THIS INSTRUMENT PREPARED BY:
THOMAS L. FOSTER, ATTORNEY
1201 NORTH 19TH STREET
BIRMINGHAM, AL 35234

SEND TAX NOTICE TO:

Mr. Mr. Scott D. Rackstraw
2220 Old Cahaba Pl
Helena, AL 35060

1999-50280

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA) KNOW ALL MEN BY THESE PRESENTS

JEFFERSON COUNTY)

That in consideration of --Two Hundred Sixty Five Thousand 00/100-- (\$265,000.00) -DOLLARS

To the undersigned grantor, Royal Construction & Development Co., 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

Scott D. Rackstraw and Connie W. Rackstraw

(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 416-A, according to the Resurvey of Lots 406 thru 422 amended Map of Old Cahaba
Lakewood Sector, as recorded in Map Book 26, Page 43, in the Probate Office of Shelby
County, Alabama.

Subject to existing easements, restrictions, encumbrances, rights of way, limitations,
if any, of record.

Subject to ad valorem taxes for the current tax year.

\$251,750.00 of the consideration recited above was paid from a mortgage loan executed
simultaneously herewith.

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 it 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, Nathan Gilbert
Who is authorized to execute this conveyance, has hereto set its signature and seal, this the 24th
Day of November, 1999.

ROYAL CONSTRUCTION & DEVELOPMENT CO., INC.

By: Nathan Gilbert
Nathan Gilbert, President

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that
Nathan Gilbert whose name as President of
Royal Construction & Development Co., Inc. 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/she, 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 24th day of November, 1999.

[Signature]
NOTARY PUBLIC

12/14/1999-50280
09:33 AM CERTIFIED
SHELBY COUNTY CLERK OF PROBATE
22.00