

STATE OF ALABAMA)
JEFFERSON COUNTY)

CORPORATION WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWO HUNDRED NINETY FIVE THOUSAND DOLLARS AND 00/100 (\$295,000.00) to the undersigned grantor, in hand paid by the grantees herein, the receipt whereof is acknowledged, ROYAL CONSTRUCTION AND DEVELOPMENT CO., INC., an Alabama corporation, (herein referred to as grantor), does grant, bargain, sell and convey unto MICHAEL S. DICKENS AND JODY R. DICKENS, (herein after referred to as grantees), as joint tenants with rights of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 18, according to the Survey of Weatherly, Windsor-Sector 9, as recorded in Map Book 17 page 125 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

\$265,500 of the purchase price is from two purchase money mortgages being executed simultaneously herewith.

To have and to hold unto the said grantees, their heirs and assigns, forever; And grantor does, for itself and for it's successors and assigns covenant with said grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will, and successors and assigns shall warrant and defend the same to the said grantee, their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the president of said corporation who is duly authorized has hereunto set his hand and seal this 19th of December, 1995.



ROYAL CONSTRUCTION AND DEVELOPMENT CO., INC.
BY: NATHAN E. GILBERT, PRESIDENT

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that NATHAN E. GILBERT who as the president of ROYAL CONSTRUCTION AND DEVELOPMENT CO., INC., whose name 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 executed the same voluntarily for and as the act of the corporation on the day the same bears date, with full authority to do so.

GIVEN under my hand and official seal this the 19th day of December, 1995.



NOTARY PUBLIC
MY COMMISSION EXPIRES: 07-23-1997

Prepared by: Mark E. Tippins, Attorney, 4 Office Park Circle, #215,
Birmingham, AL 35223

Send Tax Notice to: MICHAEL S. DICKENS, 104 WINDSOR CIRCLE, PELHAM, AL 35124

12/21/1995-36603
12:07 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 38.10

Inst # 1995-36603