

This Instrument Prepared By:

Greg Gilbert
1855 Data Drive
Suite 100
Hoover, Alabama 35244

Send Tax Notice to:

J. Dennis Sims d/b/a
JDS Homes

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED SIXTY-FIVE THOUSAND NO/100 DOLLARS (\$165,000.00) and other good and valuable consideration, in hand paid by J. Dennis Sims d/b/a JDS Homes (GRANTEE) receipt of which is hereby acknowledged, Royal Construction & Development Co., Inc., (GRANTOR) does grant, bargain, sell and convey unto the GRANTEE, the following described real estate situated, lying and being in the County of Shelby, State of Alabama, and being more particularly described as follows:

Lots 35,36,37,38,39,40,41,42,43 and 44, according to the survey of St. Charles Place, Phase Three, Sector Three, as recorded in Map Book 22, Page 2 in the Probate Office of Shelby County, Alabama.

Subject to current taxes, a lien but not yet payable.

Less and except mineral and mining rights.

Subject to easements, covenants and restrictions of record, if any.

The above consideration was paid by mortgages files simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEE, their successors and assigns, forever.

And the said GRANTOR, does for itself and for its successors

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and assigns, covenants with the said GRANTEE, their successors and assigns, that it is lawfully seized in fee simple of said premises, and that it has a good right to grant and convey the aforesaid property.

IN WITNESS WHEREOF, the Managing Partner of the Grantor, in his capacity as such Managing Partner and with full authority to do so, has hereunto set his hand and seal, this is the 13th day of December, 1996.

Royal Construction & Development
Co., Inc.

By: Greg Gilbert

Greg Gilbert
Vice President

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary public in and for said County, in said State, hereby certify that Greg Gilbert, Vice President of Royal Construction & 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 foregoing conveyance, he, in his capacity as such Managing Partner and with full authority to do so, executed the same voluntarily on the day the same bears date.

Give under my hand and seal this 13th day of December 1996.

Dwanda H. Clayton
NOTARY PUBLIC

My Commission Expires: 4/27/97

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