

STATE OF ALABAMA

**CORPORATION WARRANTY DEED**

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of THREE HUNDRED FORTY-EIGHT THOUSAND AND NO/100 (\$348,000.00) DOLLARS 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 NATHAN E. GILBERT (herein after referred to as grantee), the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 11, 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.

\$207,000.00 of the purchase price is from a purchase money first mortgage being executed simultaneously herewith.

\$69,000.00 of the purchase price is from a purchase money second mortgage being executed simultaneously herewith.

To have and to hold unto the said grantee, his heirs and assigns, forever; And grantor does, for itself and for its successors and assigns covenant with said grantee, his 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, its 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, 1996.



ROYAL CONSTRUCTION AND DEVELOPMENT  
CO., INC.

BY: Nathan E. Gilbert, its 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, 1996.



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: Nathan E. Gilbert, 132 Windsor Circle, Pelham, Alabama 35124

12/27/1996-42424  
02:29 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MEL 80.50

Inst # 1996-42424