

This Instrument Prepared By:

Greg Gilbert  
1855 Data Drive  
Suite 100  
Hoover, Alabama 35244

Send Tax Notice to:

Royal Construction &  
Development Co., Inc.  
132 Windsor Cir.  
Pelham, Al. 35124

**WARRANTY DEED**

STATE OF ALABAMA)

COUNTY OF SHELBY)

01/17/1997-01958  
01:43 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 SNA 12.00

KNOW ALL MEN BY THESE PRESENTS, That in consideration, of  
THIRTY-NINE THOUSAND NO/100 DOLLARS (\$39,000.00) and other good and  
valuable consideration, in hand paid by ROYAL CONSTRUCTION &  
DEVELOPMENT CO., INC. (GRANTEE) receipt of which is hereby  
acknowledged, ST. CHARLES PLACE, an Alabama General Partnership,  
(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:

Lot 79 and 80, according to the survey of St. Charles  
Place, Phase II, Sector VI as recorded in Map Book 21,  
Page 77 in the Probate Office of Shelby County, Alabama  
and situated in 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.

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

Inst # 1997-01958

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 2<sup>nd</sup> day of January, 1997.

ST. CHARLES PLACE, an Alabama  
General Partnership

WEATHERLY DEVELOPMENT CO., INC.  
Its Managing Member

By: Greg Gilbert

Greg Gilbert  
President

Inst # 1997-01958

STATE OF ALABAMA)

COUNTY OF SHELBY)

01/17/1997-01958  
01:43 PM CERTIFIED

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Greg Gilbert, President of Weatherly Development Co., Inc., Managing Partner of St. Charles Place, 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 2<sup>nd</sup> day of January, 1997.

B. Lynn McLaughlin  
NOTARY PUBLIC

My Commission Expires: 7-15-99