

(Name) ROYAL CONSTRUCTION & DEVELOPMENT
CO., INC.
(Address) 1855 Bata Dr. Hoover, Al 3524

This instrument was prepared by

(Name) PINNACLE BANK

(Address) 2013 CANYON ROAD BIRMINGHAM, AL 35216

Form 1-1-87 Rev. 1-86

WARRANTY DEED- MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of THREE HUNDRED NINETY TWO THOUSAND TWO HUNDRED FIFTY AND 00/100 (392,250.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, or we,

BROOKLINE, LTD., A TENNESSEE LIMITED PARTNERSHIP

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

ROYAL CONSTRUCTION AND DEVELOPMENT CO., INC.

(herein referred to as grantee, whether one or more), the following described real estate, situated in

SHELBY

County, Alabama, to-wit:

SEE ATTACHED "EXHIBIT A"

*Full amount of Warranty Deed paid from proceeds
of Mortgage Deed filed simultaneously.*

04/21/1997-12271
12:16 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE SNA 12.00

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set MY hands(s) and seal(s), this 11th day of APRIL, 1997.



BERRY N. SHIRLEY, PRESIDENT

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, THE UNDER SIGNED AUTHORITY, a Notary Public in and for said County, in said State, hereby certify that BERRY N. SHIRLEY, PRESIDENT OF BROOKLINE, LTD., A TENNESSEE LIMITED PARTNERSHIP 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 on the day the same bears date.

Given under my hand and official seal this 11th day of APRIL, A. D. 1997


MY COMMISSION EXPIRES FEBRUARY 3, 2001

Notary Public.

BOUNDARY LINE SURVEY

NO IMPROVEMENTS LOCATED

STATE OF ALABAMA)
SHELBY COUNTY)

I, Laurence D. Weygand, Registered Engineer-Land Surveyor, certify that I have surveyed the property shown above and described below and that I have consulted the Federal Insurance Administration Flood Hazard Boundary Map and found that this property is not located in a special flood hazard area and that the correct description is as follows:

Part of the SE 1/4 of Section 21 and part of the SW 1/4 of Section 22, all in Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

From the NW corner of the SW 1/4 of said Section 22, run in a southerly direction along the west line of said 1/4 section for a distance of 596.50 feet to the point of beginning; thence turn an angle to the right of 81 degrees 54 minutes 08 seconds and run in a westerly direction for a distance of 24.59 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of 8 degrees 56 minutes 29 seconds and run in a westerly direction for a distance of 191.46 feet to a point on a curve being marked by an existing iron rebar set by Laurence D. Weygand, said curve being concave in a westerly direction and having a central angle of 1 degree 18 minutes 31 seconds and a radius of 260.0 feet; thence turn an angle to the left (94 degrees 17 minutes 31 seconds to the tangent) and run in a southerly direction along the arc of said curve for a distance of 5.94 feet to the point of ending of said curve; thence run in a southerly direction along a line tangent to the end of said curve for a distance of 287.13 feet to an existing iron rebar set by *Paragon Engineering* being on the northerly line of that parcel of land conveyed to Royal Construction and Development Co., Inc., by instrument #1997-00091 in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the left of 95 degrees 57 minutes 29 seconds and run in an easterly direction along the northerly line of said property conveyed to Royal Construction and Development Co., Inc. by instrument #1997-00091 and its northeasterly extension thereof for a distance of 693.86 feet to an existing iron rebar set by Paragon Engineering; thence turn an angle to the left of 48 degrees 25 minutes 56 seconds and run in a northeasterly direction for a distance of 243.53 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the left of 122 degrees 16 minutes 21 seconds and run in a westerly direction for a distance of 120.16 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of 122 degrees 16 minutes 49 seconds and run in a northeasterly direction for a distance of 101.0 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the left of 134 degrees 00 minutes 49 seconds and run in a westerly direction for a distance of 142.46 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the left of 0 degrees 31 minutes 15 seconds and run in a westerly direction for a distance of 181.57 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of 2 degrees 57 minutes 32 seconds and run in a westerly direction for a distance of 236.15 feet, more or less, to an existing iron rebar set by Laurence D. Weygand and being the point of beginning. Containing 4.69 acres, more or less.

Inst # 1997-12271

04/21/1997-12271
12:16 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 12.00

According to my survey of: APRIL 8, 1997
Order No.: _____
Address: _____
Purchaser: ROYAL CONST. & DEV. CO.
Flood Zone: "C" LPT#010294-0003B

Laurence D. Weygand
Laurence D. Weygand
Reg. P.E. & L.S. #10373
169 Oxmoor Road
Homewood, AL 35209
PH: 942-0086