

(Name) Joe Rose Homebuilders, Inc.  
104 Sundance Lane  
(Address) Alabaster, AL 35007

This instrument was prepared by

(Name) PINNACLE ABNK  
(Address) 2013 CANYON ROAD, BIRMINGHAM, AL 35126

Form 1-1-87 Rev. 1-88  
WARRANTY DEED- MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA }  
JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWENTY THOUSAND AND 00/100 (20,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I  
or we, ROYAL CONSTRUCTION AND DEVELOPMENT CO., INC.

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

JOE ROSE HOMEBUILDERS, INC.

(herein referred to as grantee, whether one or more), the following described real estate, situated in  
SHELBY County, Alabama, to-wit:

Lot 59, according to the Survey of St. Charles Place, Phase Two, Sector 7,  
as recorded in Map Book 22, Page 45, in the Probate Office of Shelby County,  
Alabama.

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

05/02/1997-13637  
10:59 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 SNA 9.50

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 18th  
day of April 1997

*Greg Gilbert* (Seal)  
GREG GILBERT, VICE PRESIDENT

(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 GREG GILBERT, VICE 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  
on the day the same bears date.

Given under my hand and official seal this 18TH day of April A. D. 19 97.

*Donna C. Held*  
Notary Public.