

STATE OF ALABAMA)
JEFFERSON COUNTY)

GENERAL WARRANTY DEED


Know All Men by These Presents, that in consideration of TWENTY FIVE THOUSAND and no/100 (\$25,000.00) DOLLARS by the grantee herein, the receipt whereof is acknowledged, ST. CHARLES PLACE, AN ALABAMA PARTNERSHIP, by and through its General Partner GREG GILBERT, (hereinafter grantor), does grant, bargain, sell and convey unto ROYAL CONSTRUCTION & DEVELOPMENT COMPANY, INC., (grantee) all his interest in the following described real estate, situated in SHELBY COUNTY, Alabama:

Lot 27 & 27-A, according to the Survey of St. Charles Place, Phase One, Sector Two, as recorded in Map Book 22, page 59, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mineral and mining rights are not warranted.

TO HAVE AND TO HOLD to the said grantee, its successors and assigns forever. And Grantor does for itself and for its successors and assigns covenant with the said GRANTEE, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that it are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, GREG GILBERT, A General Partner, of ST. CHARLES PLACE, A General Partnership, who is duly authorized to sign the same, has hereunto set his hand and seal, this 2nd day of May, 1997.


GREG GILBERT, A GENERAL PARTNER FOR
ST. CHARLES PLACE, A GENERAL PARTNERSHIP

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said county, in said State, hereby certify that GREG GILBERT, as General Partner of ST. CHARLES PLACE, and 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 and as the act of ST. CHARLES PLACE with full authority to do so, on the day the same bears date.

Given under my hand and official seal this 2nd day of May, 1996.


Mark E. Tippins, Notary Public

My commission Expires: 7/23/97

Prepared by: Mark E. Tippins, Attorney, 4 Office Park Circle, Suite 215, Birmingham, AL.
35223

Inst # 1997-14499

05/09/1997-14499
10:37 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 9.50

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