

This Instrument Prepared By:

Greg Gilbert
1855 Data Drive
Suite 100
Hoover, Al 35244

Send Tax Notice to:

Wayne Dutton
Construction, Inc.

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TWENTY THOUSAND AND NINE HUNDRED NO/100 DOLLARS (\$20,900.00) and other good and valuable consideration, in hand paid by Wayne Dutton Construction, Inc. (GRANTEE) receipt of which is hereby acknowledged, Royal Construction & Development Co., Inc, (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 100, according to the survey of Balentree Lake First Addition as recorded in Map Book 22, Page 80 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.

The purchase price stated herein was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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

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And the said GRANTOR, does for itself and for its successors 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, Greg Gilbert, in his capacity as Vice President and with full authority to do so, has hereunto set his hand and seal, this is the 13th day of May, 1997.

Royal Construction & Development
Co., Inc.

By: *Greg Gilbert*

Greg Gilbert
Vice President

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary public in and for said County, in said State, hereby certify that Greg Gilbert, Vice President of Royal Construction & 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 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 13th day of May, 1997.

Dwenda H. Clayton
NOTARY PUBLIC

My Commission Expires: 4/27/2001

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