

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)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of 'Ten NO/100 DOLLARS (\$10.00) 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:

SEE ATTACHED EXHIBIT "A"

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.

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,

The full consideration quoted above was paid from a mortgage loan closed simultaneously herewith.

*Magic City*

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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 15<sup>th</sup> day of May, 1997.

ST. CHARLES PLACE, an Alabama  
General Partnership

WEATHERLY DEVELOPMENT CO., INC.  
Its Managing Member

By: Greg Gilbert  
Greg Gilbert  
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, 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 15<sup>th</sup> day of May, 1995.

Juddis N. Harrington  
NOTARY PUBLIC

My Commission Expires: 1-27-01

**WEYGAND SURVEYORS, INC.**169 OXMOOR ROAD  
HOMWOOD, ALABAMA 35209SUBDIVISION PLANNING  
STREET IMPROVEMENTS  
STORM DRAINAGE  
AERIAL MAPPINGSANITARY SEWERAGE  
TOPOGRAPHIC MAPPING  
CONSULTING  
LAND SURVEYING

## St. Charles Place Magnolia Park Phase 3 Sector 4

Part of the SE $\frac{1}{4}$  of the NW $\frac{1}{4}$  and the NE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 21, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

From the Southwest corner of the SE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of said Section 21, run in a northerly direction along the west line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section for a distance of 83.63 feet to an existing iron pin set by Laurence D. Weygand being the point of beginning; thence continue along last mentioned course for a distance of 78.49 feet to an existing iron pin set by Laurence D. Weygand; thence turn an angle to the right of 54 degrees 59 minutes 40 seconds and run in a northeasterly direction for a distance of 335.39 feet to an existing iron pin set by Laurence D. Weygand; thence turn an angle to the right of 90 degrees and run in a southeasterly direction along the southwesterly line of Lots 40 and 39, St. Charles Place Phase Three Sector 3, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 21, Page 119 and their northwesterly and southeasterly extensions thereof for a distance of 375.61 feet to an existing iron pin set by Laurence D. Weygand; thence turn an angle to the right of 85 degrees 47 minutes 26 seconds and run in a southwesterly direction for a distance of 356.54 feet to an existing iron pin set by Laurence D. Weygand; thence turn an angle to the right of 90 degrees and run in a northwesterly direction for a distance of 338.41 feet, more or less, to the point of beginning, containing 3.27 acres, more or less.

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