

(Name) ROSE HOMEBUILDERS, INC.
104 SUNDANCE LANE
(Address) ALABASTER, AL 35007

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 SEVENTEEN THOUSAND AND 00/100 (17,000.00)

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 Delevopment 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 58, 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.*

06/04/1997-17408
10:04 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 REC 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 20th day of MAY, 1997

Greg Gilbert
GREG GILBERT, VICE 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 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 name bears date.

Given under my hand and official seal this 20th day of MAY, A. D. 19 97

Samuel C. Sells

Notary Public.

MY COMMISSION EXPIRES FEBRUARY 3, 2001

Inst. # 1997-17408