

WARRANTY DEED

State of Alabama)
Shelby County)

Know All Men By These Presents:

That in consideration of THREE HUNDRED SEVENTEEN THOUSAND NINE HUNDRED 00/100 DOLLARS (\$317,900.00), to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, KEN UNDERWOOD CLASSIC HOMES, INC., a corporation, (herein referred to as "Grantor"), does by the presents, grant, bargain, sell, and convey unto MICHAEL D. ROYER and AMY F. ROYER, (herein referred to as "Grantees"), for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby, Alabama, to wit:

Lot 83, according to the Final Record Plat of Graystone Farms, Milner's Cresent Sector, Phase 2, as recorded in Map Book 21, page 33, in the Office of the Judge of Probate of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to Advalorem taxes for the years 1997, and thereafter; covenants, restrictions, easements, and rights of way of record.

\$287,900.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Grantees' Address is 4076 Milner Way, Birmingham, Alabama 35242

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And the said Grantor does for itself, its successors and assigns, covenant with the said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor by its President, who is authorized to execute this conveyance, has hereto set its signature and seal on this the 3rd day of July, 1997.

Ken Underwood Classic Homes, Inc.

By K. H. Underwood (Seal)
Ken H. Underwood, its President

07/10/1997-21568
03:38 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 MCB 58.50

State of Alabama)
Jefferson County)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ken H. Underwood, whose name as President of Ken Underwood Classic Homes, Inc. 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 said conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official on this the 3rd day of July, 1997.

Eugene A. White
Notary Public

My commission expires:

NOTARY PUBLIC STATE OF ALABAMA
MY COMMISSION EXPIRES 12/31/98
RUSSELL FORD NOTARY PUBLIC, INC.

This instrument was prepared by :

Larry R. Newman, Attorney at Law
3141 Lorna Road, Birmingham, Alabama 35216

Inst. 1997-21568