

This instrument was prepared by:
Clayton T. Sweeney, Attorney

2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
ROYAL CONSTRUCTION AND
DEVELOPMENT CO., INC.

Inst # 1997-23726

STATE OF ALABAMA}
COUNTY OF SHELBY}

Corporation Form Deed/JTWROS

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWENTY THOUSAND DOLLARS AND NO/100's DOLLARS (\$20,000.00)** to the undersigned grantor, **CLASSIC AMERICAN HOMES, INC.**, a corporation, (herein referred to as **GRANTOR**), in hand paid by the **GRANTEES** herein, the receipt of whereof is acknowledged, the said **GRANTOR** does by these presents grant, bargain, sell, and convey unto **ROYAL CONSTRUCTION AND DEVELOPMENT CO., INC.** (herein referred to as **GRANTEES**), the following described real estate, situated in **SHELBY County, Alabama**:

Lot 8, according to the Survey of Saint Charles Place, Jackson Square, Phase Two - Sector One, as recorded in Map Book 18, Page 76, in the Probate Office of Shelby County, Alabama.

Subject to:

Ad valorem taxes for 1997 and subsequent years not yet due and payable until October 1, 1997. Existing covenants and restrictions, easements, building lines, and limitations of record.

All of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said **GRANTEES**, their heirs and assigns, forever.

And I/we do for myself/ourselves and for my/our heirs, executors, and administrators, covenant with 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, and that I/we will and my/our heirs, executors, and administrators shall warrant and defend the same to the said **GRANTEES**, their heirs executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **GRANTOR**, by its President, John W. Brock, who is authorized to execute this conveyance, has hereto set his signature and seal, this the 15th day of July, 1997.

CLASSIC AMERICAN HOMES, INC.

By:

John W. Brock

Its President

STATE OF ALABAMA}
JEFFERSON COUNTY}

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that John W. Brock, whose name as President of **CLASSIC AMERICAN HOMES, INC.**, a corporation, 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, 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 seal this 15th day of July, 1997.

My Commission Expires: 5/29/99

Notary Public
Inst # 1997-23726

07/29/1997-23726
12:46 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.50