

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.

STATE OF ALABAMA}  
COUNTY OF SHELBY}

Partnership Form Deed/ITWRQS

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWENTY THOUSAND DOLLARS AND NO/100's (\$20,000.00)** to the undersigned grantor, **ST. CHARLES PLACE**, an Alabama General Partnership, (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 78, according to the Survey of St. Charles Place, Phase 2, Sector 6, as recorded in Map Book 21, Page 77, 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.

Sall 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 General Partner, Royal Construction and Development Co., Inc., who is authorized to execute this conveyance, has hereto set his signature and seal, this the 15th day of July, 1997.

ST. CHARLES PLACE  
an Alabama General Partnership  
by: Royal Construction and Development  
Co., Inc.  
Its General Partner

By: Nathan E. Gilbert  
Nathan E. Gilbert  
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 Nathan E. Gilbert, whose name as President of Royal Construction and Development Co., Inc., an Alabama corporation, which is General Partner of **ST. CHARLES PLACE**, an Alabama General Partnership, 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 acting in its capacity as General Partner of said General Partnership.

Given under my hand and official seal this 15th day of July, 1997.

Notary Public

My Commission Expires: 5/29/99

Inst # 1997-23729

07/29/1997-23729  
12:46 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 9.50