

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

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Attorneys at Law  
100 Concourse Parkway, Suite 130  
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

JOE ROSE HOMEBUILDERS, INC.  
104 SUNDANCE ROAD  
ALABASTER, AL 35007

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of NINETY-SIX THOUSAND and 00/100 (\$96,000.00) DOLLARS to the undersigned grantor, ROYAL CONSTRUCTION CO., INC. a corporation, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto JOE ROSE HOMEBUILDERS, INC., (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 76, 77, 78, 79, 80 AND 81, ACCORDING TO THE MAP OF WYNDEHAM, WILKERSON SECTOR AS RECORDED IN MAP BOOK 22, PAGE 143, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1996 which constitutes a lien but are not yet due and payable until October 1, 1997.
2. Easement to Plantation Pipe Line as recorded in Deed Book 180, Page 192; Deed Book 258, Page 47 and Deed Book 113, Page 61 in Probate Office of Shelby County, Alabama.
3. Right of way to Shelby County recorded in Deed Book 155, Page 383 in Probate Office.
4. Mineral and mining rights incident thereof, as reserved in Inst. #1997-0091 in Probate Office.
5. 20-foot building set back line from Wyndham Lane as shown on recorded map of said subdivision.
6. 10-foot utility easement across the East side of said lot as shown on recorded map.
7. Restrictions as recorded in Inst. No. 1997-24870.

\$96,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or 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, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, his, her, or

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DB2 MEL 12.00

Inst # 1997-25517

their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, ROYAL CONSTRUCTION CO., INC., by its VICE-PRESIDENT, GREG GILBERT who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 7th day of August, 1997.

ROYAL CONSTRUCTION CO., INC.  
By: *Greg Gilbert*  
GREG GILBERT, VICE-PRESIDENT

STATE OF ALABAMA)

COUNTY OF SHELBY)

#### ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that GREG GILBERT, whose name as VICE-PRESIDENT of ROYAL CONSTRUCTION CO., 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 7th day of AUGUST, 1997.

*Mary Margaret*  
Notary Public

My commission expires: 8/22/2000

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