

This instrument Prepared By:

Send Tax Notice to:

Greg Gilbert
1855 Data Drive
Suite 100
Hoover, Alabama 35244

J. Dennis Sims d/b/a
JDS Homes
8450 Co. Rd 73
Montevallo, Alabama 35115

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED EIGHTY ONE THOUSAND FIVE HUNDRED DOLLARS (\$181,500.00) and other good and valuable consideration, in hand paid by J. Dennis Sims d/b/a JDS Homes (GRANTEE) receipt of which is hereby acknowledged, Royal Construction & Development Co., Inc.m (GRANTOR) does grant, bargain, sell and convey unto the GRANTEE, the following described real estate situated, lying and being in the County of Shelby, State of Alabama, and being more particularly described as follows:

Lots 90, 91, 92, 93, 94, 95, 96, 97, 98, 99 and 100, according to the survey of St. Charles Place, Phase Three, Sector Four, as recorded in Map Book 22, Page 144 in the Probate Office of Shelby County, Alabama.

Subject to current taxes, a lien but not yet payable.

Less and except mineral and mining rights.

Subjects to easements, covenants and restrictions of record, if any.

TO HAVE AND TO HOLD unto the said GRANTEE, their successors and assigns, forever.

And the said GRANTOR, does for itself and for its successors and assigns, covenants with the said GRANTEE, their successors and assigns, that it is lawfully seized in fee simple of said premises, and that it has a good right to grant and convey the aforesaid property.

The above consideration was paid by mortgages filed simultaneously herewith.

08/22/1997-26794
09:38 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 12.00

Inst # 1997-26794

IN WITNESS WHEREOF, the Managing Partner of the Grantor, in his capacity as such Managing Partner and with full authority to do so, has hereunto set his hand and seal, this is the 15th day of August, 1997.

ROYAL CONSTRUCTION & DEVELOPMENT
CO., INC.

By: *Greg Gilbert*

Greg Gilbert
Vice President

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary public in and for said County, in said State, hereby certify that Greg Gilbert, Vice President of Royal Construction & 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 foregoing conveyance, he, in his capacity as such Managing Partner and with full authority to do so, executed the same voluntarily on the day the same bears date.

1997. Give under my hand and seal this 15th day of August

Dwenda H. Rayton
NOTARY PUBLIC

My Commission Expires: 4-27-2001

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