

This instrument was prepared by:  
(Name) Holliman, Shockley & Kelly  
(Address) 2491 Pelham Parkway  
Pelham, AL 35124

Send Tax Notice to: Royal Construction and  
(Name) Development Company, Inc.  
(Address) 1855 Dora Drive, Suite 100  
Hoover, AL 35244

**FORM WARRANTY DEED****STATE OF ALABAMA**

Shelby

COUNTY }

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Two Hundred Eighty Thousand Six Hundred Sixty Three & 54/100--DOLLARS  
to the undersigned grantor, Powhatan Properties, L.L.C. an L.L.C.

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said  
GRANTOR does by these presentes, grant, bargain, sell and convey unto

Royal Construction and Development Company, Inc.

(herein) referred to as GRANTEE, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to wit:

See Exhibit "A" attached hereto and made a part hereof as if set forth in  
full herein for the complete legal description of the property being conveyed  
by this instrument.

SUBJECT TO: (1) Taxes for the year 1997 and subsequent years; (2) Easements,  
restrictions, reservations, rights-of-way, limitations, covenants and conditions  
of record, if any; (3) Mineral and mining rights, if any.

Full amount of warranty  
deed paid from proceeds  
of mortgage deed filed  
simultaneously

Inst # 1997-32438

10/06/1997-32438  
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SHELBY COUNTY JUDGE OF PROBATE

TO HAVE AND TO HOLD, To the said GRANTEE, ~~his, her~~ or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, 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, 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 GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its Member  
authorized to execute this conveyance, hereto set its signature and seal,

, who is

this the 10<sup>th</sup> day of September, 19 97

ATTEST:

Secretary

Powhatan Properties, L.L.C.

By

Steven E. Chambers

Member

**STATE OF ALABAMA**

Jefferson

County }

I, the undersigned authority

a Notary Public in and for said County, in said State,

hereby certify that Steven E. Chambers

whose name as Member of Powhatan Properties, L.L.C., an L.L.C., 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 L.L.C.

Given under my hand and official seal, this the 10<sup>th</sup> day of September, 19 97

2/3/2001

My Commission Expires:

Notary Public

EXHIBIT "A"

Begin at the Southwest corner of Section 22, Township 20 South, Range 3 West, Shelby County, Alabama; thence deflect 134 degrees 40 minutes 46 seconds to the left from the South line of said Section 22 and run in a Northwesterly direction a distance of 502.68 feet to a point, thence turn an interior angle of 103 degrees 23 minutes 41 seconds and run to the right in a Northeasterly direction a distance of 523.68 feet to a point; thence turn an interior angle of 90 degrees 53 minutes 03 seconds and run to the right in a Southeasterly direction a distance of 60.0 feet to the PC of a curve to the right having a central angle of 31 degrees 40 minutes 20 seconds and a radius of 469.74 feet; thence run in a Southeasterly direction along the arc of said curve a distance of 259.67 feet to a point; thence turn an interior angle of 282 degrees 48 minutes 59 seconds from the tangent of said curve to the right and run to the left in a northeasterly direction a distance of 100.00 feet to a point; thence turn an interior angle of 140 degrees 30 minutes 00 seconds and run to the right in an easterly direction a distance of 547.83 feet to a point; thence turn an interior angle of 86 degrees 40 minutes 30 seconds and run to the right in a Southerly direction a distance of 88.65 feet to a point; thence turn an interior angle of 173 degrees 25 minutes 30 seconds and run to the right in a Southwesterly direction a distance of 154.14 feet to a point; thence turn an interior angle of 168 degrees 28 minutes 50 seconds and run to the right in a Southwesterly direction a distance of 181.10 feet to a point; thence turn an interior angle of 182 degrees 25 minutes 30 seconds and run to the left in a Southwesterly direction a distance of 264.64 feet to a point on the South line of said Section 22; thence turn an interior angle of 110 degrees 35 minutes 34 seconds and run to the right in a Westerly direction along the South line of said Section 22 a distance of 575.59 feet to the point of beginning.

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