

Send Tax Notice To:

Royal Construction & Development Co., Inc.
132 Windsor Circle
Pelham, AL 35124

This instrument prepared by:

John G. Lowther, P.C.
Attorney at Law
3500 Independence Drive
Birmingham, Al 35209

**STATE OF ALABAMA
COUNTY OF SHELBY**

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: This Deed is made by and between Robert W. O'Connor, Jr., dba Breckenridge Rentals, a married man, hereinafter called "Grantor", and Royal Construction & Development Co., Inc., hereinafter called "Grantee". The Grantor, for and in consideration of Ninety-One Thousand and 00/100 (\$91,000.00) Dollars in hand paid by the Grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain, convey and sell to Royal Construction & Development Co., Inc., the following described real estate located in Shelby County, Alabama:

As Described in Exhibit "A" attached hereto and incorporated herein by this reference.

The property herein conveyed is not and never has been the homestead of Grantor or his spouse.

The entire purchase price was paid from the proceeds of a mortgage recorded herewith.

Subject to:

1. Taxes and assessments for the year 1998, and subsequent years, which are not yet due and payable. Tax information has been based on the present assessment roles, but is subject to any future adjustments that may be made by either the Tax Assessor or the Board of Equalization of Shelby County, Alabama.
2. Building lines as shown by recorded Map.
3. Easements as shown by recorded Map.
4. Agreement, recorded in Real 32, page 204, in the Probate Office of Shelby County, Alabama.
5. Restrictions or Covenants recorded in Real 45, page 774, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
6. Restrictions regarding Alabama Power Company recorded in Real 69, page 450, in the Probate Office of Shelby County, Alabama.

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Inst # 1997-40376

7. Agreement with Alabama Power Company recorded in Real 69, page 447, in the Probate Office of Shelby County, Alabama.

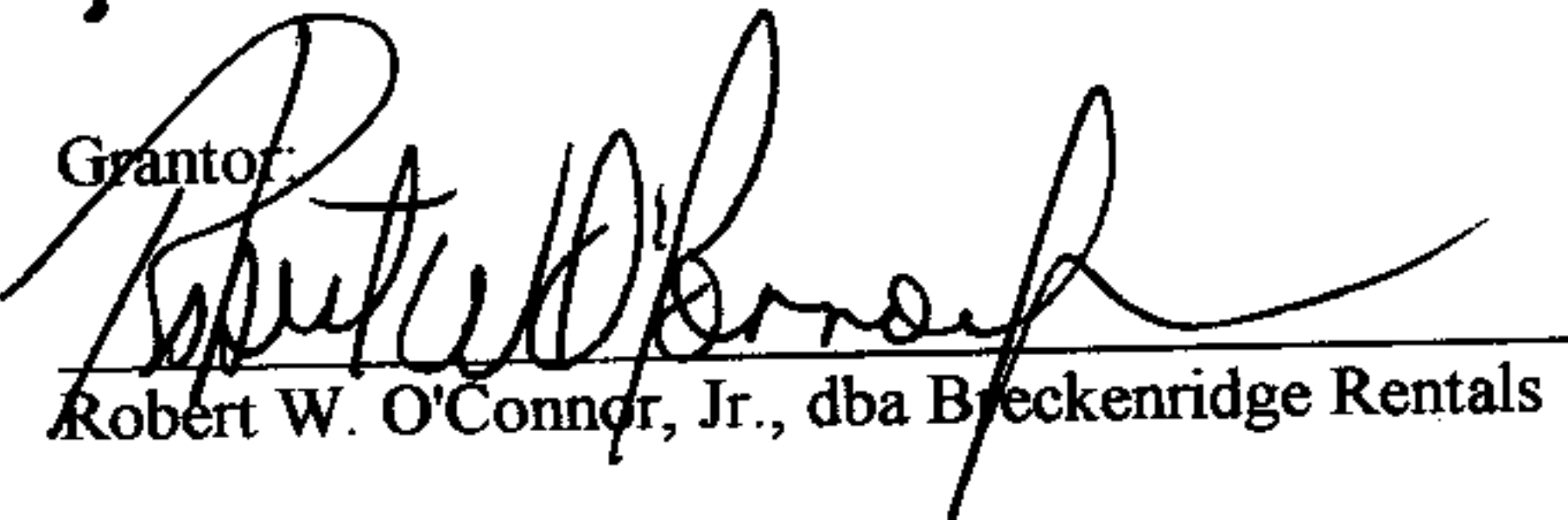
8. Easement for Alabama Power Company recorded in Real 70, page 253, and Real 14, page 473, in the Probate Office of Shelby County, Alabama.

9. Access Easement, recorded in Real 24, page 361, and Real 24, page 365, in the Probate Office of Shelby County, Alabama.

10. Less and except any coal, oil, gas and other mineral interests in, to or under the land herein described which are not owned by Grantor.

TO HAVE AND TO HOLD unto the said Grantee its successors and assigns, in fee simple absolute forever; Grantor covenants with the said Grantee, its successors and assigns, that he is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that he will warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, has caused this conveyance to be signed on this the 11th day of December, 1997.

Grantor: 
Robert W. O'Connor, Jr., dba Breckenridge Rentals

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Robert W. O'Connor, Jr., dba Breckenridge Rentals, whose name is signed to the foregoing General Warranty Deed, and who is known to me, acknowledged before me on this date that, being informed of the contents of the General Warranty Deed, he executed the same voluntarily. Given under my hand and seal this 11th day of December, 1997.

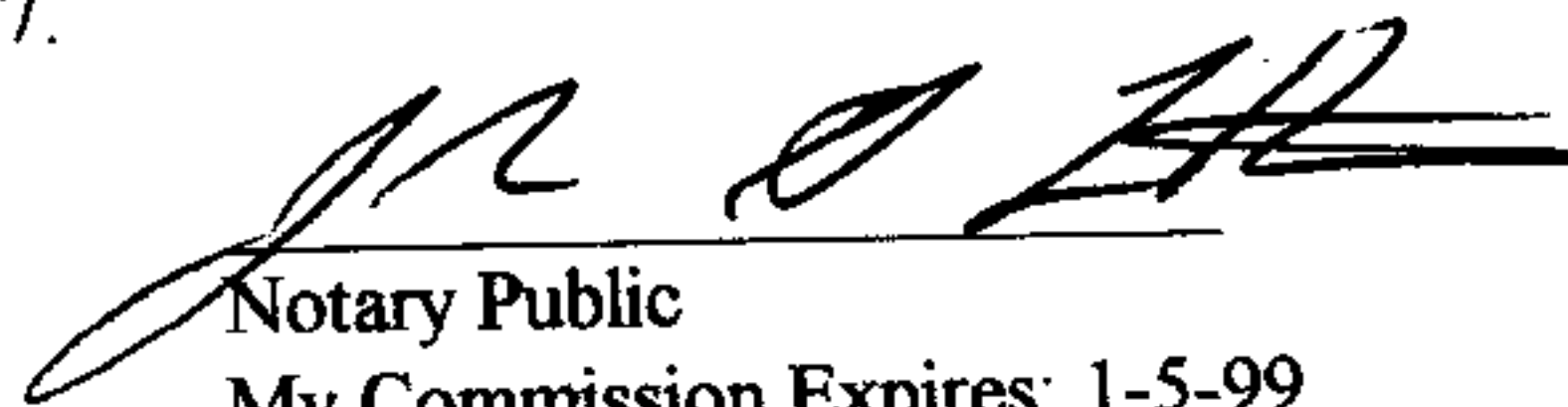

Notary Public
My Commission Expires: 1-5-99

EXHIBIT "A"

A part of Block 5, according to a Resurvey of Brackenridge Park as recorded in Map Book 9, page 110 in the Probate Office of Shelby County, Alabama, more particularly described as follows:

Part of the SE 1/4 of the NE 1/4 of Section 28, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Beginning at NW corner of Lot 7, a Resurvey of Block 5, of a Resurvey of Breckenridge Park, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 11, page 18, run in a Southerly direction along the West line of said Lot 7, for a distance of 100.0 feet to an existing iron rebar being the Southwest corner of said Lot 7; thence turn a measured angle to the right of 90 degrees 01 minute 50 seconds and run in a Westerly direction for a distance of 361.48 feet to an existing iron rebar; thence turn an angle to the right of 89 degrees 05 minutes 35 seconds and run in a Northerly direction for a distance of 56.48 feet to an existing iron rebar being the Southeast corner of Lot 4, Breckenridge Townhomes, as recorded in the Office of the Judge of Probate, Shelby County, in Map Book 21, page 27; thence continue along last mentioned course and run in a Northerly direction for a distance of 100.44 feet to an existing iron rebar being the Northeast corner of said Lot 4 and being on the south right of way line of Hillsboro Lane and being on a curve, said curve being concave in a Southwesterly direction and having a deflection angle of 11 degrees 43 minutes 19 seconds and a radius of 217.56 feet; thence turn an angle to the right (107 degrees 40 minutes 50 seconds to the chord of said curve) and run in a Southeasterly direction along the arc of said Southerly road right of way of Hillsboro Lane for a distance of 89.02 feet to a point of reverse curve, said new curve being concave in a Northeasterly direction and having a deflection angle of 14 degrees 15 minutes 44 1/2" and a radius of 259.53 feet; thence continue in a Southeasterly direction along the South right of way line of Hillsboro Lane and along the arc of said curve for a distance of 129.21 feet to an existing iron rebar set by Laurence D. Weygand and being the point of ending of said curve; thence run in an Easterly direction along the South right of way line of Hillsboro Lane and along the line tangent to the end of said curve for a distance of 155.32 feet, more or less, to the point of beginning.

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