

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

SEND TAX NOTICE TO:

HAMPTON HOMES, L.L.C.

R. Shan Paden  
PADEN & PADEN  
Attorneys at Law  
100 Concourse Parkway, Suite 130  
Birmingham, Alabama 35244

STATE OF ALABAMA)

COUNTY OF SHELBY)

Inst # 1998-00703

01/09/1998-00703

10:25 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

DOE NEL 12.00

### WARRANTY DEED

Know All Men by These Presents: That in consideration of TWENTY ONE THOUSAND NINE HUNDRED and 00/100 (\$21,900.00) DOLLARS to the undersigned grantor, ROYAL CONSTRUCTION & DEVELOPMENT 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 HAMPTON HOMES, L.L.C., (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 307, ACCORDING TO THE SURVEY OF WYNDHAM, WYNWOOD SECTOR, AS RECORDED IN MAP BOOK 23 PAGE 37 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

#### SUBJECT TO:

1. Taxes for the year beginning October 1, 1997 which constitutes a lien but are not yet due and payable until October 1, 1998.
2. Building setback line of 20 feet reserved from Wynwood Drive as shown by plat.
3. Easements as shown by recorded plat, including 5 feet on the Northwestern side of lot.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Inst. #1997-34376 in Probate Office.
5. Easement(s) to Town of Helena as shown by instruments recorded in Deed Book 305 page 394; Deed Book 305 page 396; Deed Book 305 page 396; Deed Book 305 page 398; Deed Book 105 page 44 and Deed Book 305 page 402 in Probate Office.
6. Easement(s) to public for driving purposes as shown by instrument recorded in Deed Book 311 page 153 in Probate Office.
7. Irrevocable right of ingress and egress between Kirby Foster, Phillip G. Hayden, Dan Collier, Gilda R. Shirley and Betty R. Shirley as recorded i Real 192 page 743, along with Subordination and Estoppel Agreements recorded in Real 250 pages 892 and 894 and Real 251 page 602.
8. Title to all minerals within and underlying the premises, together with all mining rights and other rights privileges and immunities relating thereto, including rights set out in Deed Book 326 page 162 in Probate Office.

\$107,200.00 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 their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, ROYAL CONSTRUCTION & DEVELOPMENT CO., INC., by its VICE-PRESIDENT, GREG GILBERT who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 8th day of January, 1998.

ROYAL CONSTRUCTION & DEVELOPMENT CO., INC.

By:   
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 & DEVELOPMENT 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 8th day of January, 1998.

  
Notary Public

My commission expires: 7/16/98

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