

This instrument was prepared by:

(Name) Brenda Clayton
(Address) P.O. Box 9
Pelham, Al. 35124

Send Tax Notice to:

(Name) Wayne Dutton Construction, Inc.
(Address) 1221 County Rd. 124
Randolph, Al. 36792

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty one thousand nine hundred dollars and no/100-----DOLLARS
(\$21,900.00)

to the undersigned grantor, Royal Construction & Development Co., Inc.

a corporation

(therein 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

Wayne Dutton Construction, Inc.

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

Lot 315, according to the survey of Wyndham, Wynwood, Sector, as recorded in Map Book 23, Page 37, in the Probate Office of Shelby County, Alabama.

The purchase price stated herein was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1998-05295

02/18/1998-05295
09:58 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.50

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 authorized to execute this conveyance, hereto set its signature and seal.

President, who is

this the 13th day of February, 19 98

ATTEST:

Royal Construction & Development Co., Inc.

By

Wayne Dutton

President

Secretary

STATE OF ALABAMA

Shelby

County }

I, Brenda H. Clayton

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

herby certify that Greg Gilbert

whose name as the 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation

Given under my hand and official seal, this the 13th day of February, 19 98

Brenda H. Clayton
Notary Public

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