

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

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

SEND TAX NOTICE TO:

HIRAM JOSEPH GILBERT
2009 JACKSON LANE
HELENA, AL 35080

Inst # 1998-05516

02/19/1998-05516
08:56 AM CERTIFIED
SHELBY COUNTY JUDGE H.H.
002 102

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED THOUSAND and 00/100 (\$100,000.00) DOLLARS to the undersigned grantor, ROYAL CONSTRUCTION AND DEVELOPMENT COMPANY, 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 HIRAM JOSEPH GILBERT, AN UNMARRIED PERSON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 78, ACCORDING TO THE SURVEY OF ST. CHARLES PLACE, PHASE 2, SECTOR 6, AS RECORDED IN MAP BOOK 21, PAGE 77, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Taxes for the year beginning October, 1997 which constitutes a lien but are not yet due and payable until October 1, 1998.
2. 20 foot building line, as shown by recorded map.
3. 10 foot easement on Southeast, as shown by recorded map.
4. 80 foot Southern Natural Gas right of way, as shown by recorded map.
5. Restrictions or covenants recorded in Instrument #1996-24986, in the Probate Office of Shelby County, Alabama.
6. Terms and Conditions of lease between Crow and Cabot Oil & gas Corporation recorded in Instrument #1992-11400, in the Probate Office of Shelby County, Alabama.
7. Easement for Alabama Power Company recorded in Volume 233, page 586, in the Probate Office of Shelby County, Alabama.
8. Mineral and mining rights and rights incident thereto recorded in Instrument #1994-36801, in the Probate Office of Shelby County, Alabama.
9. Restrictions as shown by recorded Map.

\$90,000.00 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 PRESIDENT, NATHAN GILBERT who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 13th day of February, 1998.

ROYAL CONSTRUCTION & DEVELOPMENT CO., INC.

By: *Nathan E. Gilbert*

NATHAN GILBERT, 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 NATHAN GILBERT, whose name as 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 13th day of February, 1998.

Robert J. Bell
Notary Public

My commission expires: 7/16/98

Inst # 1998-05516

02/19/1998-US516
08:56 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 21.00