

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

SEND TAX NOTICE TO:

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

DIANE L. WILDER  
404 HILLSBORO LANE  
HELENA, AL 35080

Inst # 1998-06630

02/27/1998-06630  
08:27 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 HEL 19.00

STATE OF ALABAMA)

COUNTY OF SHELBY)

### WARRANTY DEED

Know All Men by These Presents: That in consideration of SEVENTY SIX THOUSAND NINE HUNDRED and 00/100 (\$76,900.00) 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 DIANE L. WILDER, AN UNMARRIED WOMAN, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 4-A, ACCORDING TO THE SURVEY OF BRECKENRIDGE PARK, ROYAL RIDGE SECTOR, AS RECORDED IN MAP BOOK 23, PAGE 96, 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. 25 foot building line on front, as shown by recorded map.
3. 20 foot set back line on rear, as shown by recorded map.
4. 10 foot easement on east, as shown by recorded map.
5. Restrictions as shown by recorded map.
6. Right of way granted to Alabama Power Company by instrument recorded in Real 14, page 473, in the Probate Office of Shelby County, Alabama.

\$69,210.00 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 AND DEVELOPMENT COMPANY, INC., by its PRESIDENT, NATHAN GILBERT who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 24th day of February, 1998.

ROYAL CONSTRUCTION AND  
DEVELOPMENT COMPANY, INC.

By: *Nathan 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 AND DEVELOPMENT COMPANY, 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 24th day of February, 1998.

*Mary Margaret Reelf*  
Notary Public

My commission expires: *8/22/2000*

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