

Send Tax Notice To:

Joe Rose Homebuilders, Inc.

104 Sundance

Alabaster, Alabama 35007

THIS INSTRUMENT PREPARED BY:

NAME: Royal Construction & Development Co., Inc.

1855 data Drive, Suite 100

ADDRESS: Hoover, Alabama 35244

Form 1-14

CORPORATION FORM WARRANTY DEED- ALABAMA TITLE CO., INC., BIRMINGHAM, ALA.

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTY THOUSAND DOLLARS AND NO/100 (\$60,000.00)..... DOLLARS,to the undersigned grantor, ROYAL CONSTRUCTION & DEVELOPMENT CO., INC..... a corporation,
in hand paid by

the receipt of which is hereby acknowledged, the said ROYAL CONSTRUCTION & DEVELOPMENT CO., INC.

does by these presents, grant, bargain, sell and convey unto the said JOE ROSE HOMEBUILDERS, INC.

the following described real estate, situated in SHELBY COUNTY, ALABAMA

LOTS 113, 114, and 115 According to the survey of Wyndham, Wellington Sector, Phase II
as recorded in Map Book 23, Page 64 in the Probate Office of Shelby County, Alabama.Full amount of Warranty Deed paid from proceeds of Mortgage Deed
filed simultaneously.

TO HAVE AND TO HOLD, To the said Joe Rose Homebuilders, Inc.

GRANTEE, HIS, HER OR THEIR

heirs and assigns forever

And said GRANTOR
and assigns, covenant with said GRANTOR, HIS, HER OR THEIR

does for itself, its successors

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances,
except as shown 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 GRANTEE, HIS, HER OR THEIR

heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR

VICE President, GREG GILBERT

by its

, who is authorized to execute this conveyance,

has hereto set its signature and seal, this the 10th day of February, 19 98

ATTEST:

By

Vice President

STATE OF ALABAMA
COUNTY OF SHELBY

I, B. Lynn McGaughy the Undersigned

a Notary Public in and for said County, in

said State, hereby certify that

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, 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 10th day of February, 1998.

B. Lynn McGaughy
7-15-99 Notary Public

Inst # 1998-13460

04915/1998-13460
11:38 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HEL 9.50