

38900

Inst # 1998-30457

SHELBY COUNTY, ALABAMA

(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

WILLIAM L. OWENS, JR.
1502 HILLSBORO LANE
HELENA, AL 35080

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of EIGHTY SIX THOUSAND NINE HUNDRED and 00/100 DOLLARS (\$86,900.00) 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 WILLIAM L. OWENS, JR., 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 9, 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 north side of lot and 20 foot building line on south side of lot as shown on recorded map.
3. 7.5 foot easement on east side of lot and 10 foot easement on south side of lot as shown on recorded map.
4. Agreement as shown by instrument recorded in Real Volume 32, page 204.
5. Restrictions and covenants appearing of record in Real Volume 45, page 774.
6. Terms, agreements and right of way to Alabama Power Company recorded in Real Volume 69, page 450.

\$84,923.00 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.

08/10/1998-30457
09:01 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 13.00

IN WITNESS WHEREOF, the said GRANTOR, ROYAL CONSTRUCTION & DEVELOPMENT CO., INC., by its PRESIDENT, NATHAN E. GILBERT who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 30th day of July, 1998.

ROYAL CONSTRUCTION & DEVELOPMENT CO., INC.

By:


NATHAN E. GILBERT, PRESIDENT

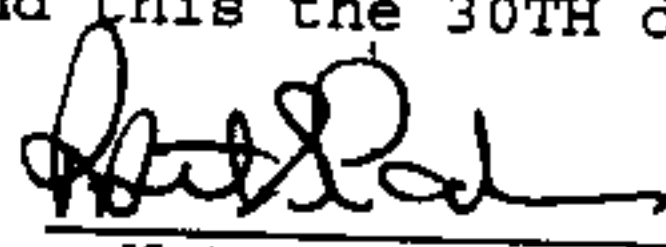
STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that NATHAN E. 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 30TH day of JULY, 1998.


Notary Public

My commission expires: 7/11/02

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SHELBY COUNTY JUDGE OF PROBATE
002 NCD 13.00