

(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

LORETTA PRITCHARD
1505 HILLSBORO LANE
HELENA, AL 35080

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of EIGHTY FOUR THOUSAND NINE HUNDRED and 00/100 DOLLARS (\$84,900.00) 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 LORETTA PRITCHARD, 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 6, 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 and 20 foot building line on rear, as shown by recorded Map.
3. 10 foot easement on rear, as shown by recorded map.
4. Agreement recorded in Real 32, page 204, in the Probate Office of Shelby County, Alabama.
5. Restrictions appearing of record in Real 45, page 774, in the Probate Office of Shelby County, Alabama.
6. Restrictions regarding Alabama Power Company recorded in Real 69, page 450, in the Probate Office of Shelby County, Alabama.
7. Agreement with Alabama Power Company recorded in Real 69, page 447, in the Probate Office of Shelby County, Alabama.
8. Easement for Alabama Power Company recorded in Real 70, page 253 and Real 14, page 473, in the Probate Office of Shelby County, Alabama.
9. Access easement recorded in Real 24, page 361 and Real 24, page 365, in the Probate Office of Shelby County, Alabama.

\$82,350.00 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.

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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 E. GILBERT who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 7th day of August, 1998.

ROYAL CONSTRUCTION AND
DEVELOPMENT COMPANY, 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 7th day of August, 1998.


Notary Public

My commission expires:

7/11/02

Inst # 1998-32941

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