

STATE OF ALABAMA
Shelby COUNTY

THIS INDENTURE, made and entered into this 28TH DAY OF SEPTEMBER, 1998, 1997 by and between First Federal Bank, a Federal Savings Bank, as party of the First Part and ROYAL CONSTRUCTION & DEVELOPMENT CO., INC., as Party of the Second Part:

WITNESSETH:

That for and in consideration of the sum of Sixty-Eight Thousand, Eight Hundred Dollars (\$68,800.00), receipt of which is hereby acknowledged, the Party of the First Part does hereby release, discharge, acquit and quit claim to the Party of the Second Part any and all claims, encumbrances, liens and rights held, owned or claimed by the Party of the First Part in and to the following described property in Shelby County, Alabama, to-wit:

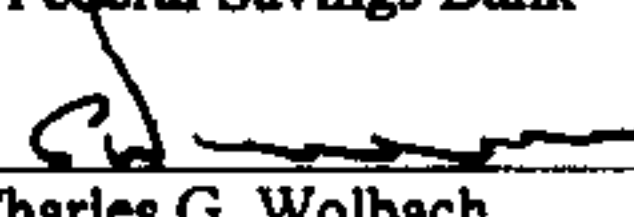
LOT 36 ACCORDING TO THE SURVEY OF WYDHAM TOWNHOMES AS RECORDED IN MAP BOOK 22, PAGE 124, IN THE PROBATE OFFICE OF SHELBY County, Alabama.

All liens and rights conveyed to the Party of the First Part by that certain mortgage from ROYAL CONSTRUCTION & DEVELOPMENT CO., INC. to First Federal Bank, a Federal Savings Bank, date May 15, 1998 and recorded in Mortgage Book 1998 at Page 18430 of the Probate Records of Shelby County, Alabama, in so far as the above described property is concerned, are fully released and discharged hereby, but as to all other property described therein, said mortgage shall remain in full force and effect.

IN WITNESS WHEREOF, the Party of the First Part has caused its name to be affixed hereto by its President, Charles G. Wolbach, and attested by its Chief Operations Officer, Sandra H. Stephens, on this 28TH DAY OF SEPTEMBER, 1998.

ATTEST:


Sandra H. Stephens,
Chief Operations Officer

FIRST FEDERAL BANK,
a Federal Savings Bank

Charles G. Wolbach,
President

The STATE OF ALABAMA, TUSCALOOSA County

I, the undersigned, a Notary Public, in and for said county and state, do hereby certify that Charles G. Wolbach and Sandra H. Stephens, whose names as President and Chief Operations Officer respectively of First Federal Bank, a Federal Savings Bank, are signed to the foregoing instrument, and who are known to me, acknowledged before me this date, that being informed of the contents of said instrument, that as such officers and with full authority, executed the same voluntarily for and the act of First Federal Bank, a Federal Savings Bank, on the day same bears date.

Given under my hand and seal on this 28TH DAY OF SEPTEMBER, 1998,


NOTARY PUBLIC

My Commission Expires: _____

THIS INSTRUMENT WAS PREPARED BY:
Linda Martin
First Federal Bank, a Federal Savings Bank
P.O. Box 1910
Tuscaloosa, AL 35403
(205)391-6680

Inst # 1998-41401
10/22/1998-41401
11:42 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CRH 8.50