

This instrument was prepared by

SEND TAX NOTICE TO:

ANTHONY D. SNABLE
1629 11th Avenue South
Birmingham, Alabama 35205

JEFFREY TREST
1408 HILLSBORO LANE
HELENA, AL 35080

File #880654NTE

WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of EIGHTY FOUR THOUSAND NINE HUNDRED DOLLARS and 00/100 (\$84,900.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, ROYAL CONSTRUCTION AND DEVELOPMENT CO INC (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto JEFFREY TREST (herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama to-wit:

LOT 10, ACCORDING TO THE SURVEY OF BRICKENRIDGE PARK, ROYAL RIDGE SECTOR, AS RECORDED IN MAP BOOK 23, PAGE 96, IN THE PUBLIC OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1998, which constitutes a lien, but are not yet due and payable until October 1, 1999.
2. Restrictions, covenants and reservations of record.

\$80,600.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.


And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, 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, 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.

Inst. # 1998-50458

12/16/1998-50458
09:31 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRW 15.50

IN WITNESS WHEREOF, the said GRANTOR ROYAL CONSTRUCTION AND DEVELOPMENT CO., INC., by NATHAN E. GILBERT, its PRESIDENT, who is authorized to execute this conveyance, hereto set its signature and seal this the 25th, day of November, 1998.


ROYAL CONSTRUCTION AND DEVELOPMENT CO
INC


NATHAN E. GILBERT, PRESIDENT (SEAL)

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, here by certify that NATHAN E. GILBERT whose name as PRESIDENT of ROYAL CONSTRUCTION AND 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 on the day the same bears date.

Given under my hand and official seal this 25th day of November, 1998 .


Notary Public
My commission expires: 11-04-02

Inst. # 1998-50458

12/18/1998-50458
09:31 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 15.50