

(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

SCOTT CAMPBELL MCCALLA
TRUST FUND
7523 SPENCER LANE
HELENA, AL 35080

Inst # 1999-01399

STATE OF ALABAMA)

COUNTY OF SHELBY)

01/11/1999-01399
02:35 PM CERTIFIED

WARRANTY DEED SHELBY COUNTY JUDGE OF PROBATE
90.50

Know All Men by These Presents: That in consideration of SEVENTY NINE THOUSAND TWO HUNDRED and 00/100 (\$79,200.00) DOLLARS to the undersigned grantor, ROYAL CONSTRUCTION & DEVELOPMENT CO., 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 SCOTT CAMPBELL MCCALLA TRUST FUND, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 12A, ACCORDING TO A RESURVEY OF LOTS 7-26, WYNDHAM TOWNHOMES, AS RECORDED IN MAP BOOK 24, PAGE 15, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to:

1. Taxes for the year 1999 and subsequent years.
2. 20 foot building line as shown on recorded map.
3. 10 foot easement on North Side of lot as shown on recorded map.
4. Restrictions as shown on recorded map.
5. Restrictions and covenants appearing of record in Inst. No. 1997-21510.
6. Easement and Right-of-way granted to Alabama Power Company recorded in Real Volume 1, Page 332.
7. Title all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.
8. Mineral and mining lease as shown by Deed Book 324, page 362, being assessed by United States Corporation, Gary Colwell and Glynn D. Brie, and Petroleum Corp. of Texas.
9. Easement to public for driveway purposes as set out by Deed Book 311, Page 153.

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.

IN WITNESS WHEREOF, the said GRANTOR, ROYAL CONSTRUCTION & DEVELOPMENT CO., INC., AN ALABAMA CORPORATION, by its PRESIDENT, NATHAN E. GILBERT who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 8th day of January, 1999.

ROYAL CONSTRUCTION & DEVELOPMENT CO., INC.

By: Nathan E. Gilbert

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 & 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 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 8TH day of JANUARY, 1999.

Ruth R. R.
Notary Public

My commission expires: 01/08/99

Inst. # 1999-01339

01/11/1999-01399
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SHELBY COUNTY JUDGE OF PROBATE
002 CRH 90.50