

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of
\$ 79,900.00 paid by

Deborah M. Johnson an unmarried woman

to Royal Construction & Development Company, Inc. (hereinafter
called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and
convey unto the said Deborah M. Johnson an unmarried woman
(hereinafter called "Grantee"), all right, title, interest and claim in or to the following described real estate
lying and being situated in Shelby County, Alabama, to-wit:

Lot 18, 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.

Property address: 7535 Spencer Lane, Helena, AL 35080

Property to become the Homestead of the Grantee.

Subject to taxes for the year 1999 and subsequent years, easements, restrictions, reservations,
rights-of-way, limitations, covenants and conditions of record, if any, and mineral and mining
rights, if any.

\$ 75,900.00 of the purchase price is being paid by the proceeds of a first mortgage
loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the
undersigned, express or implied, except that there are no liens or encumbrances outstanding against the
premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

This instrument is executed by the undersigned solely in the representative capacity named herein,
and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or
obligation on the part of the undersigned in its individual or corporate capacity, and the undersigned
expressly limits its liability hereunder to the property now or hereafter held by it in the representative
capacity named.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this the 29th
day of January, 1999.

Grantor


Grantor

STATE OF ALABAMA)
COUNTY OF SHELBY)

02/02/1999-04513
10:25 AM CERTIFIED

I, the undersigned, a Notary Public in SHELBY COUNTY State, hereby certify that
Nathan E. Gilbert, President, Royal Construction & Development Company, Inc.
whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged
before me on this day that, being informed of the contents of the conveyance, he/she as such officer and
with full authority executed the same voluntarily.

Given under my hand and official seal this 29th day of January, 1999.


Notary Public

Commission Expires: 12/23/00

THIS INSTRUMENT PREPARED BY:
Kevin K. Hays, P.C.
200 Canyon Park Drive
Pelham, Alabama 35124

SEND TAX NOTICES TO:
Deborah M. Johnson
7535 Spencer Lane
Helena, AL 35080

Inst # 1999-04513