

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
\$ 82,400.00 paid by

Robin L. Cleary, 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 Robin L. Cleary
(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 12, 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.

Property Address: 1406 Hillsboro Road, 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.

\$ 81,726.00 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 12
day of February, 1999.

Grantor

Nathan E. Gilbert
Grantor

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said 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 12 day of February, 1999.

[Signature]
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:
Robin Cleary
1406 Hillsboro Road
Helena, AL 35080

02/16/1999-06502
10:13 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HHS 9.50

Inst # 1999-06502