

STATE OF ALABAMA
Shelby COUNTY

THIS INDENTURE, made and entered into this 2nd day of February, 1999, 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:

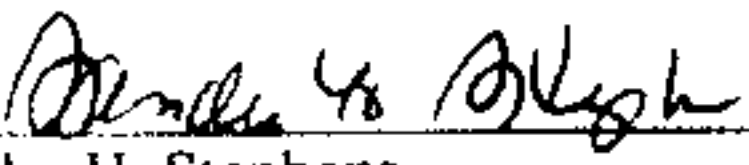
LOT 40 ACCORDING TO THE SURVEY OF WYNDHAM TOWNHOMES AS RECORDED IN MAP BOOK 22, PAGE 124, IN THE PROBATE OFFICE OF SHELBY County, Alabama.

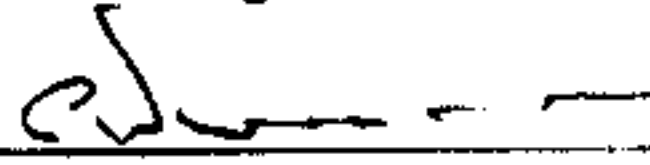
All liens and rights conveyed to the Party of the First Part by that certain mortgage from Royal Construction & Development Co., Inc. to First Federal Bank, a Federal Savings Bank, date March 26, 1998 and recorded in Mortgage Book 1998 at Page 18430 of the Probate Records of Shelby County, Alabama, in 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 2nd day of February, 1999.

ATTEST:

FIRST FEDERAL BANK,
a Federal Savings Bank


Sandra H. Stephens,
Chief Operations Officer


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 2nd day of February, 1999,


NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES JUNE 1999

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 • 1999-08250

03/01/1999-08250
11:14 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CRN 8.50