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(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

CHARLES T. WELLS, JR.
7522 SPENCER LANE
HELENA, AL 35080

Inst # 1999-13637

STATE OF ALABAMA)
COUNTY OF SHELBY)

04/01/1999-13637
08:56 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRM 30.50

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED**

Know All Men by These Presents: That in consideration of EIGHTY THREE THOUSAND NINE HUNDRED and 00/100 (\$83,900.00) DOLLARS to the undersigned grantor, ROYAL CONSTRUCTION & DEVELOPMENT CO., INC., 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 CHARLES T. WELLS, JR., A SINGLE PERSON and HOLLIE L. STEAPLETON, A SINGLE PERSON, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 39, ACCORDING TO THE SURVEY OF WYNDHAM TOWNHOMES AS RECORDED IN MAP BOOK 22, PAGE 124 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

SUBJECT TO:

1. Taxes and assessments for the year 1999, and subsequent years, which are not yet due and payable. Tax Information has been based on the present assessment roles, but is subject to any future adjustments that may be made either by the Tax Assessor or the Board of Equalization of Shelby County, Alabama.
2. 25 foot building line as shown by the recorded map.
3. 10 foot Easement on rear as shown by the recorded map.
4. Restrictions as shown by recorded map.
5. Easement to Alabama Power Company recorded in Real 1, page 332, in the Probate Office of Shelby County, Alabama.
6. Easement to public for driving purposes recorded in Deed Book 311, page 153, in the Probate Office of Shelby County, Alabama.
7. Right of way to Shelby County, Alabama recorded in Deed Book 154, page 384 in the Probate Office of Shelby County, Alabama.
8. Easement to Town of Helena recorded in Deed Book 305, page 394, Deed Book 305, page 396, Deed Book 305, page 398, Deed Book 305, page 400 and Deed Book 305, page 402 in the Probate Office of Shelby County, Alabama.
9. Easement to Plantation Pipeline recorded in Deed Book 258, page 49, Deed Book 113, page 61 supplemented by Deed Book 258, page 49, Deed Book 180, page 192, and Deed Book 258, page 47 in the Probate Office of Shelby County, Alabama.
10. Easement to Southern Natural Gas recorded in Deed Book 88, page 551, Deed Book 146, page 301, Deed Book 147, page 579 and Deed Book 213, page 155 in the Probate Office of Shelby County, Alabama.
11. Mineral and mining rights and rights incident thereto recorded

in Deed Book 324, page 362 in the Probate Office of Shelby County, Alabama.

12. Declaration of Protective Covenants recorded in Instrument No. 1997-21510 in the Probate Office of Shelby County, Alabama.

Note: Declaration of Protective Covenants recorded in Instrument No. 1997-21510 shows the following reservation:

Sink Hole Prone Areas-The Subdivision shown hereon including lots and streets, lies in an area where natural lime sinks may occur. Shelby County, the Shelby County Engineer, the Shelby County Planning Commissioner and the individual members thereof and all other agents, servants or employees of Shelby County, Alabama, make no representations that the subdivision lots and streets are safe or suitable for residential construction, or for any other purpose whatsoever. "Area underlain by limestone and thus may be subject to lime sink activity."

\$64,600.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 GILBERT, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 30th day of March, 1999.

ROYAL CONSTRUCTION & DEVELOPMENT CO., INC.

By: Nathan E. Gilbert
NATHAN 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 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 29th day of March, 1999.
Nathan E. Gilbert
Notary Public

My commission expires: 7/11/02

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