

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 \$70,000.00 paid by R. Wilkins Construction, Inc. to Royal Construction and Development Company, Inc. (hereinafter called "Grantor"), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said R. Wilkins Construction, Inc. (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:

Part of the NE ¼ of the NW ¼ of Section 21, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at the most northerly corner of Lot 17, St. Charles Place Jackson Square Phase Two Sector Three, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 20, Page 39, run in a southeasterly direction along the northeast line of said Lot 17 for a distance of 95.67 feet to a point of curve, said curve being concave in a northeasterly direction and having a central angle of 4°-16'-18" and a radius of 2286.99 feet; thence turn an angle to the left and run in a southeasterly direction along the northeast line of Lots 17, 16 and 15 of said St. Charles Place Jackson Square subdivision for a distance of 170.51 feet to an existing iron rebar being on the northwest right-of-way line of a 100' Alabama Power Company right-of-way and being the most easterly corner of said Lot 15; thence turn an angle to the left (120°-0'-57" from the chord of last mentioned curve) and run in a northeasterly direction along the northwest right-of-way line of said 100' Alabama Power Company right-of-way for a distance of 229.38 feet to an existing iron rebar set by Laurence D. Weygand and being on the southwest right-of-way line of Shelby County Highway #52 and being on a curve, said curve being concave in a northeasterly direction and having a central angle of 1°-19'-32" and a radius of 2086.99 feet; thence turn an angle to the left (58°-30'-40" to the chord of said curve) and run in a northwesterly direction along the southwest right-of-way line of Shelby County Highway #52 and along the arc of said curve for a distance of 48.28 feet to an existing iron rebar set by Laurence D. Weygand and being the point of ending of said curve; thence run in a northwesterly direction along the southwest right-of-way line of said Shelby County Highway #52 for a distance of 160.46 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the left of 107°-57'-02" and run in a southwesterly direction for a distance of 210.24 feet, more or less, to the point of beginning. Containing 1.09 acres, more or less. Said property being subject to a 20' wide easement for public utilities and for a gravel travelway to an existing pump station running along the northwest line of said property.

Subject property is not the homestead of either Grantor or Grantee.

Grantee is executing a Construction Mortgage in the amount of \$ 556,000 simultaneously herewith.

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.

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

Inst # 1999-23529

06/04/1999-23529
09:34 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 1995 25.00

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
19 day of MARCH, 1999.

ROYAL CONSTRUCTION AND
DEVELOPMENT COMPANY, INC.

BY: 
GREG GILBERT, VICE PRESIDENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, Kevin K. Hays, a Notary Public in and for said County, in said State, hereby certify that Greg Gilbert, Vice President of Royal Construction and Development Company, Inc., whose name 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 as officer and with full authority, executed the same voluntarily.

Given under my hand and official seal this 19 day of MARCH, 1999.


Notary Public
Commission Expires: November 15, 2000

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

SEND TAX NOTICES TO:
R. Wilkins Construction, Inc.
6284 Highway 17
Helena, Alabama 35080

Inst # 1999-23529

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SHELBY COUNTY JUDGE OF PROBATE
002 MMS 25.00