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This instrument was prepared by:

(Name) Stoney Ridge Dev. Corp.
(Address) 2172 Hwy 31 S.
Palham, AL 35124

Send Tax Notice to: Attn. Fran W. Anderson

(Name) Royal Manors & Assoc. LLC
(Address) 280 Brenda Dr.
Montevallo, AL 35115**CORPORATION FORM WARRANTY DEED****STATE OF ALABAMA**Shelby COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**That in consideration of Five Hundred---Twenty Thousand and 00/100----- DOLLARSto the undersigned grantor, Stoney Ridge Development Corporation a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Royal Manors and Associates, LLC(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby Co. County, Alabama, to-wit:**Exhibit A (Attached)**

Subject to easements, set-backs, restrictions and reservations of record.

Property is not to be sold or transferred title except to Rachel Anderson or her blood decedents or sold back to Stoney Ridge Development Corp.

Inst # 1999-44358

10/28/1999-44358
08:42 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 12.00

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, devisees, assigns, or its successors and assigns forever

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her, or their heirs, devisees, executor or assigns, or its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances; 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 against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its Frances J. Walker (~~secretary~~ President), who is authorized to execute this conveyance, hereto set its signature and seal.this the 20th day of October, 19 99

ATTEST

Frances J. Walker
SecretaryBy Frances J. Walker (Seal)
Secretary President**STATE OF ALABAMA**Shelby County }

I, the undersigned,

a Notary Public in and for said County, in said State.

hereby certify that Frances J. Walkerwhose name as secretary ~~President~~ of Stoney Ridge Dev. Corp., 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)(she), as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.Given under my hand and official seal, this the 20th day of October, 1999Donald R. Robinson
Notary Public

12-4-2000

EXHIBIT A

DESCRIPTION OF REAL PROPERTY

That certain real property located in Shelby County, Alabama, more fully described as follows: -

GREEN VALLEY APARTMENTS:

PARCEL NO. 1:

Commence at the Northeast corner of the Northeast quarter of the Northwest Quarter of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama and run Thence Southerly along the East line of said quarter-quarter a distance of 289.16 feet to a point on the North line of Green Valley Subdivision as recorded in Map Book 5, Page 94, in the Office of the Judge of Probate of Shelby County, Alabama, Thence turn an angle of 91 degrees 00 minutes 00 seconds to the right and run Westerly along the said North line of said Subdivision a distance of 575.00 feet to the point of beginning of the property being described, Thence continue along last described course a distance of 579.15 feet to a point on the Easterly right of way line of the Montevallo-Siluria Road now known as Highway No. 119, Thence turn an angle of 84 degrees 04 minutes 05 seconds Right to tangent and run North-Northwesterly along the arc of a Highway curve to the left and having a central angle of 14 degrees 09 minutes 05 seconds, a radius of 1,072.35 feet, and a tangent of 133.24 feet, an arc distance of 265.12 feet to an existing property corner, Thence turn an angle of 105 degrees 17 minutes 33 seconds right from tangent and run Easterly along a monumented (By corners and fences) adversely occupied property line accepted by this surveyor, a distance of 139.27 feet to an existing property corner, Thence turn an angle of 6 degrees 20 minutes 35 seconds right and run a distance of 150.0 feet to an existing property corner, Thence turn an angle of 1 degree 39 minutes 00 seconds left and continue along adversely occupied property line a distance of 350.0 feet to an existing property corner, Thence turn an angle of 90 degrees 08 minutes 04 seconds to the right and run Southerly a distance of 265.97 feet to the point of beginning of the subject parcel.

PARCEL NO. 2:

Commence at the Northeast corner of the Northeast quarter of the Northwest quarter of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama and run Thence Southerly along the east line of said quarter-quarter a distance of 289.16 feet to a point on the North line of the Green Valley Subdivision as recorded in Map Book 5, Page 94, in the Office of the Judge of Probate of Shelby County, Alabama, Thence turn an angle of 91 degrees 00 minutes 00 seconds to the right and run Westerly along the said North line of said subdivision a distance of 180.03 feet to the point of beginning of the property being described, Thence continue along last described course a distance of 394.97 feet to an existing property corner, Thence turn an angle of 90 degrees 00 minutes 19 seconds to the right and run Northerly a distance of 265.97 feet to an existing property corner along a monumented (By corners and fences) adversely occupied property line accepted by this surveyor, Thence turn an angle of 89 degrees 51 minutes 56 seconds to the right and run Easterly along said adversely occupied property line a distance of 180.73 feet to an existing property corner, Thence turn an angle of 00 degrees 48 minutes 17 seconds to the right and continue along said property line a distance of 167.01 feet to an existing property corner, Thence turn an angle of 0 degrees 32 minutes 06 seconds right and continue along said adversely occupied line a distance of 47.23 feet to an existing property corner, Thence turn an angle of 88 degrees 47 minutes 22 seconds to the right and run Southerly a distance of 263.41 feet to the point of beginning of subject parcel.

BOTH PARCELS SITUATED IN SHELBY COUNTY, ALABAMA ACCORDING TO THE SURVEY OF Joseph E. Conn, Jr. Alabama Reg. Number 9049, dated April 12, 1987.

Inst # 1996-28729

Inst # 1999-44358

09/03/1996-28729
08:42 AM CERTIFIED
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10/28/1999-44358
08:42 AM CERTIFIED
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