

This instrument prepared by:

Send Tax Notice to:

Jack H. Harrison, Attorney
212 Woodbridge Lane
Hoover, Alabama 35242

Paul F. and Rhonda M. Gilbert
4516 Valleydale Road, Suite B
Birmingham, Alabama 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

THIS DEED IS PREPARED WITHOUT A TITLE SEARCH OR SURVEY.

KNOW ALL MEN BY THESE PRESENTS that, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor, Royal Construction and Development Co., Inc., an Alabama corporation, in hand paid by the Grantees, Paul F. and Rhonda M. Gilbert, the receipt of which is hereby acknowledged, the said Royal Construction and Development Co., Inc. does by these presents, grant, bargain, sell and convey unto the said Paul F. and Rhonda M. Gilbert, as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

The property which is located at 3656 Cahaba Beach Road, Birmingham, Alabama 35242 located in Shelby County, Alabama and more particularly described on Exhibit "A" attached hereto.

Subject to current taxes, easements and restrictions of record, if any.

This conveyance is subject to a mortgage to Aliant Bank dated July 29, 1998.

TO HAVE AND TO HOLD unto the said Paul F. and Rhonda M. Gilbert 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 Royal Construction and Development, Co., Inc., does for itself, its successors and assigns, covenant with said Paul F. and Rhonda M. Gilbert, their heirs and assigns that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, except as shown 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 Paul F. and Rhonda M. Gilbert, their heirs and assigns forever, against the lawful claims of all persons.

11/01/1999-44838
09:22 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MMS 14.00

Inst # 1999-44838

IN WITNESS WHEREOF, the said Grantor, Royal Construction and Development Co., Inc., by its President, Nathan E. Gilbert who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of July, 1998.

ROYAL CONSTRUCTION AND
DEVELOPMENT CO., INC.

By: 
Nathan E. Gilbert, Its President

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 whose name as President of Royal Construction and Development Co., Inc., an Alabama 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, 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 30th day of July, 1998.


NOTARY PUBLIC

My Commission Expires: 7-29-2001

EXHIBIT "A"

A PART OF THE NW 1/4 OF NW 1/4 OF SECTION 31, TOWNSHIP 18 SOUTH,
RANGE 1 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID FORTY ACRES AND RUN
NORTHERLY ALONG THE EAST BOUNDARY OF SAID FORTY ACRES 660 FEET;
THENCE RUN WEST TO POINT ON THE WEST MARGIN OF THE CAHABA BEACH
ROAD, FOR THE POINT OF BEGINNING OF LOT HEREIN DESCRIBED FROM SAID
POINT OF BEGINNING, CONTINUE WEST 264 FEET TO A POINT; THENCE IN A
NORTHERLY DIRECTION 165 FEET; THENCE EAST 264 FEET, MORE OR LESS,
TO WEST BOUNDARY OF SAID CAHABA ROAD; THENCE IN A SOUTHERLY
DIRECTION ALONG THE WEST BOUNDARY OF SAID CAHABA BEACH ROAD 165
FEET TO POINT OF BEGINNING.

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