

4989

(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

NATHAN E. GILBERT  
132 WINDSOR CIRCLE  
PELHAM, AL 35124

Inst # 1999-49735  
12/09/1999-49735  
09:04 AM CERTIFIED  
SHELBY COUNTY CLERK OF PROBATE  
202 445 12.00

STATE OF ALABAMA)  
COUNTY OF SHELBY)

**WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of ONE HUNDRED EIGHTY THOUSAND and 00/100 (\$180,000.00) DOLLARS to the undersigned grantor, ROYAL CONSTRUCTION & DEVELOPMENT COMPANY, a corporation, 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 NATHAN E. GILBERT, A MARRIED PERSON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 413-A, ACCORDING TO THE RESURVEY OF LOTS 406 THRU 422, AMENDED MAP OF OLD CAHABA LAKEWOOD SECTOR, AS RECORDED IN MAP BOOK 26, PAGE 43, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**SUBJECT TO:**

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1999 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2000.
2. EASEMENT(S); BUILDING LINE; AND, RESTRICTIONS AS SHOWN ON RECORDED MAP.
3. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO AS RECORDED IN INST. #1992-5494.
4. RIGHT-OF-WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN VOLUME 247, PAGE 583, VOLUME 131, PAGE 447 AND VOLUME 139, PAGE 238.
5. RESTRICTIONS AND COVENANTS APPEARING OF RECORD IN INST. #1999-29872.

\$180,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

**TO HAVE AND TO HOLD** Unto the said GRANTEES, their heirs and assigns, forever.

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 COMPANY, by its PRESIDENT, NATHAN E. GILBERT who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 2nd day of December, 1999.

ROYAL CONSTRUCTION & DEVELOPMENT COMPANY

By: Nathan E. Gilbert  
NATHAN E. GILBERT, PRESIDENT

STATE OF ALABAMA)

COUNTY OF SHELBY)

### ACKNOWLEDGMENT

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 & DEVELOPMENT COMPANY, 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 the 2<sup>ND</sup> day of DECEMBER, 1999.

[Signature]  
Notary Public

My commission expires: 7/11/02

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SHELBY COUNTY JUDGE OF PROBATE

002 MMS 12.00