

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE NORTHERN DISTRICT OF ALABAMA
SOUTHERN DIVISION

IN RE:

ROYAL CONSTRUCTION AND
DEVELOPMENT, INC.,
Debtor.

BANKRUPTCY CASE NO.:
00-00794-BGC-7

TRUSTEE'S DEED

This Deed executed this the 25 day of April, 2000, by Max C. Pope, as and only as the Trustee of the above named bankruptcy estate ("Pope"), be it therefore witnesseth that:

WHEREAS, an involuntary petition for relief in the United States Bankruptcy Court for the Northern District of Alabama ("Bankruptcy Court"), under Chapter 7 Title 11 was filed against Royal Construction and Development, Inc., on February 8, 2000.

WHEREAS, on February 15, 2000, an Order for Relief was entered in the above named bankruptcy estate.

WHEREAS, Pope was appointed Trustee of Royal Construction and Development, Inc. bankruptcy estate by Order of the Bankruptcy Court, and Pope having qualified as such Trustee, and entered into a proper bond, and Pope having continued to act and now acting and serving in such capacity as Trustee.

WHEREAS, Pope filed a motion for authority to sell the following described property by private sale to James R. Ellard and Lannette H. Ellard

Lot 3104, according to the Amended Map of Highland Lakes, 3rd Sector, Phase I, an Eddleman Community, recorded in Map Book 21, page 124, in the Probate Office of Shelby County, Alabama. (the "Property")

WHEREAS, the Bankruptcy Court did authorize said sale by Order dated April 13, 2000.


NOW THEREFORE, Pope, as and only as Trustee of the bankruptcy estate of Royal Construction and Development, Inc., in consideration of the power and authority vested in him as Trustee, and upon the payment to him of the sum of \$138,000.00, the receipt of which is hereby acknowledged, does hereby remise, release, quitclaim, grant, sell and convey to James R. Ellard and Lannette H. Ellard, husband and wife, as joint tenants with right of survivorship ("Grantees"), all his right, title, interest and claim in and to the Property.

POPE HAS MADE NO AFFIRMATION OF FACT AND HAS MADE NO PROMISE RELATING TO THE REAL PROPERTY SUBJECT TO THIS CONVEYANCE WHICH HAS BECOME ANY BASIS OF THE BARGAIN MADE OR HAS CREATED OR AMOUNTED TO AN EXPRESSED WARRANTY THAT THE REAL PROPERTY DESCRIBED HEREIN ABOVE CONFORMS TO ANY SUCH AFFIRMATION OR PROMISE.

POPE IS SELLING THE ABOVE-DESCRIBED REAL PROPERTY "AS IS, WHERE IS", AND DISCLAIMS ANY IMPLIED WARRANTIES WITH RESPECT TO SUCH REAL PROPERTY.

TO HAVE AND TO HOLD, said real property unto said Grantees, James R. Ellard and Lannette H. Ellard, husband and wife, as joint tenants with right of survivorship, their heirs and assigns, forever, subject however, to those exceptions noted on Exhibit A, attached hereto.


WITNESS WHEREOF, Max C. Pope has hereunto set his hand and seal on this the 25 day of April, 2000.


Max C. Pope, as and only as Trustee of the Bankruptcy Estate of Royal Construction and Development, Inc.

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a notary public in and for said state and county, hereby certify that Max C. Pope, whose name as Trustee of the bankruptcy estate of Royal Construction and Development, Inc., is signed to the foregoing Trustee's Deed, and who is known to me, acknowledged before me on this date, he, in his capacity as Trustee, executed the same voluntarily on the date same bears date.

Given under my hand and seal this the 25th day of April, 2000.



Notary Public

My Commission expires: 1-1-02

Inst # 2000-14025

05/01/2000-14025
10:17 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 149.00