

STATUTORY WARRANTY DEED

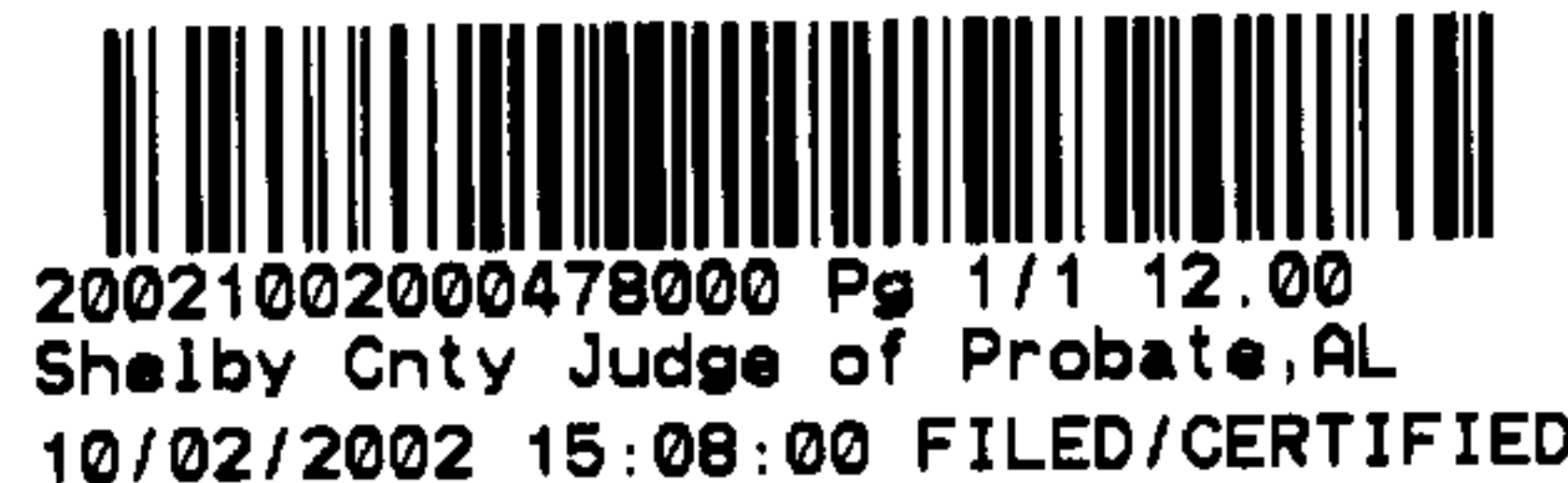
This instrument was prepared by

Send Tax Notice To: John B. Royal

(Name) Larry L. Halcomb
 3512 Old Montgomery Highway
 (Address) Birmingham, Alabama 35209

name
3022 Crossings Drive
 address
Birmingham, AL 35242

Corporation Form Warranty Deed



STATE OF ALABAMA)
)
 COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED TWENTY SIX THOUSAND SEVEN HUNDRED AND NO/100 (226,700.00)

to the undersigned grantor, Harbar Construction Company, Inc.

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 John B. Royal

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama to-wit:

Lot 29-A, according to the Resurvey of Lots 19 thru 23 and Lots 27 thru 32 Caldwell Crossings, as recorded in Map Book 29, Page 102, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 2002.

Subject to 5 foot set back line on South side of lot as shown on recorded map.

Subject to 10 foot easement on North side of lot as shown on recorded map.

Subject to right of way granted to Shelby County recorded in Volume 233, Page 700; Volume 216, Page 29 and Volume 282, Page 115.

Subject to right of way granted to Alabama Power Company recorded in Real Volume 142, Page 148 and Real Volume 142, Page 148.

Subject to right of way granted the City of Hoover recorded in Inst. No. 2000-40742, Inst. No. 2000-49741 and Inst. No. 2000-25988.

Subject to restrictions and covenants appearing of record in Inst. No. 2002-02381.

\$ 226,700.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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

IN WITNESS WHEREOF, the said GRANTOR by its President, B. J. Harris, who is authorized to execute this conveyance, hereto set its signature and seal,

this the 27th day of September, 192002.

ATTEST:

Harbar Construction Company, Inc.

By B. J. Harris
 B. J. Harris, President

STATE OF ALABAMA)
)
 COUNTY OF JEFFERSON)

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

I, Larry L. Halcomb,
 hereby certify that B. J. Harris

whose name as President of Harbar Construction Company, Inc., 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, 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 27th day of September, 192002.

Larry L. Halcomb
 Larry L. Halcomb Notary Public