

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

IN RE:

**ROYAL CONSTRUCTION AND
DEVELOPMENT, INC.,
Debtor.**

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

TRUSTEE'S DEED

This Deed executed this the 21st day of January, 2004, 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, on October 24, 2003, Pope filed a motion for authority to sale the property described below:

Lot 103, according to the survey of Balentree Lake, First Addition, as recorded in Mapbook 22, Page 80, in the Probate Office of Shelby County, Alabama. (the "Property")

WHEREAS, pursuant to an Order of the Bankruptcy Court in this case dated December 12, 2003, Pope is authorized to sale the Property to Sterling Trust Company, Custodian, FBO: Albert James Knight, 066404 an undivided 1/2 interest and Sterling Trust Company, Custodian, FBO: Alan Burns, 066403 an undivided 1/2 interest. A copy of the Order is attached hereto as Exhibit A.

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 \$5,000.00, the receipt of which is hereby acknowledged, does hereby remise, release, quitclaim, grant, sell and convey to Sterling Trust Company, Custodian, FBO: Albert James Knight, 066404 an undivided 1/2 interest and Sterling Trust Company, Custodian, FBO: Alan Burns, 066403 an undivided 1/2 interest ("Grantees"), all his right, title, interest and claim in and to the Property.


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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, Sterling Trust Company, Custodian, FBO: Albert James Knight, 066404 an undivided 1/2 interest and Sterling Trust Company, Custodian, FBO: Alan Burns, 066403 an undivided 1/2 interest, their heirs and assigns, forever.


WITNESS WHEREOF, Max C. Pope has hereunto set his hand and seal on this the 27th day of January, 2004.


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 27th day of January, 2004.


Notary Public

My Commission expires: 1-1-06