

This instrument was prepared by

(Name) DAVID F. OVSON, Attorney at Law

(Address) 728 Shades Creek Parkway, Suite 120, Birmingham, Alabama 35209

SEND TAX NOTICE TO:
HUBERT T. TURNER, JR. and
ANNE S. TURNER
2341 Altadena Crest Drive
Birmingham, AL 35243

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Forty-Seven Thousand Five Hundred and No/100 (\$147,500.00) Dollars

to the undersigned grantor, REAMER BUILDING & DEVELOPMENT CORP. a corporation,
(herein referred to as GRANTOR), 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

HUBERT T. TURNER, JR. and ANNE S. TURNER

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 3, Block 4, according to the Map and Survey of Altadena Woods, First Sector, as recorded in Map Book 10, page 104 A & B, in the Office of the Judge of Probate of Jefferson County, Alabama. Mineral and mining rights excepted.

SUBJECT TO:

1. Ad valorem taxes for the year 1992, which are a lien, but not yet due and payable until October 1, 1992.
2. A 35 foot building set back line from Altadena Crest Drive as shown by recorded plat.
3. A 20 foot public utility easement along the rear of subject property; a 20 foot easement along the West side of subject property and a 5 foot easement along Altadena Crest Drive as shown by recorded plat.
4. Transmission Line Permit to Alabama Power Company as recorded in Deed Book 139, page 571 and Real Book 142, page 209.
5. Agreement with Alabama Power Company as recorded in Real Book 140, page 722.
6. Restrictions as recorded in Real Book 127, page 188.
7. Restrictive Covenants to Alabama Power Company as recorded in Real Book 140, page 732.
8. Excepting therefrom title to all minerals of every kind and character, within and underlying the premises, together with mining right and other rights, privileges and immunities relating thereto, as recorded in Deed Book 138, page 119.

\$140,100.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith. Inst # 1992-08421

05/15/1992-08421
01:08 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

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, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, John G. Reamer, Jr.
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 11th day of May 1992

ATTEST:

REAMER BUILDING & DEVELOPMENT CORP.

By

President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned a Notary Public in and for said County in said State, hereby certify that John G. Reamer, Jr. whose name as President of REAMER BUILDING & DEVELOPMENT CORP. 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 11th day of May 19 92

Notary Public