

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Theibert, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Randall Reynolds
Sheryl W. Reynolds
801 Wood Poppy Court
Birmingham, Alabama 35244

CORPORATION WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

Inst # 1994-01300

THE STATE OF ALABAMA)
COUNTY OF SHELBY) : KNOW ALL MEN BY THESE PRESENTS:

That in consideration of THREE HUNDRED THIRTY-EIGHT THOUSAND AND NO/100, (\$338,000.00), DOLLARS, in hand paid to the undersigned, Calvin Reid Construction Company, Inc., a corporation, (hereinafter referred to as "GRANTOR"), by Randall Reynolds and spouse, Sheryl W. Reynolds, (hereinafter referred to as "GRANTEES"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEES the following described real estate, located and situated in Shelby County, Alabama, to wit:

Lot 3511, according to the survey of Riverchase Country Club 35th Addition as recorded in Map Book 16, Page 113, in the Office of the Judge of Probate of Shelby County, Alabama, being situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the current year, 1994.
2. Public utility easements as shown by recorded plat, including 10 feet on the Northeasterly; irregular on the Northwesterly and most Southerly corners of lot.
3. Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Residential) recorded in Misc. Book 14 beginning at Page 536, as amended in Misc. Book 17, beginning at Page 550, Map Book 16, Page 113, as Instrument #1993-20288, and Notice of Compliance Certificate, recorded in Misc. Book 34, Page 549 in Probate Office.
4. Transmission Line Permits to Alabama Power Company as shown by instruments recorded in Deed Book 143, Page 407; Deed Book 113, Page 279; Deed Book 123, Page 173 and Deed Book 219, Page 604 in Probate Office.
5. Easement to Alabama Power Company as shown by instrument recorded in Instrument #1993-14124 in Probate Office.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 111, Page 625 and Deed Book 127, Page 140 in Probate Office.
7. Release of damages as set out in instrument recorded as Instrument #1993-20288 in Probate Office.

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SHELBY COUNTY JUDGE OF PROBATE
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\$334,000.00 of the purchase price recited above was paid from the proceeds of purchase money mortgages executed simultaneously with delivery of this deed.


TO HAVE AND TO HOLD UNTO the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the GRANTEES herein) in the event one GRANTEE herein survives the other, the entire interest in fee simple shall pass to the surviving GRANTEE, and if one does not survive the other, then the heirs and assigns of the GRANTEES herein shall take as tenants in common.

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, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, 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.

GRANTEES understand that acceptance of this deed constitutes acceptance of all of the terms, conditions and obligations of all protective covenants and restrictions as set out hereinabove.

IN WITNESS WHEREOF, the said GRANTOR, by its President, whose name is Dennis Reid, who is authorized to execute this conveyance, and GRANTEES have hereto set their signatures and seals, this 7th day of January, 1994.

Calvin Reid Construction Company, Inc. .

 (SEAL)
BY: Dennis Reid
ITS: President
GRANTOR

 (SEAL)
Randall Reynolds
GRANTEE

 (SEAL)
Sheryl W. Reynolds
GRANTEE

THE STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Dennis Reid whose name as President of Calvin Reid 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 officers and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 7th day of January, 1994.

Karen Sue Underwood
NOTARY PUBLIC
My commission expires: 6/23/97

THE STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Randall Reynolds and spouse, Sheryl W. Reynolds, whose names are signed to the foregoing conveyance as GRANTEES, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of January, 1994.

Karen Sue Underwood
NOTARY PUBLIC
My commission expires: 6/23/97

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