

Send Tax Notice To:

Don Martin Construction Company, Inc.
5501 Highway 280 South
Birmingham, Alabama 35242
PID#

Inst # 1998-15758

CORPORATE FORM WARRANTY DEED

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of

Two Hundred Ten Thousand and 00/100 (\$210,000.00) Dollars

in hand paid to

Reamer Development Corproation

an Alabama Corporation, (herein referred to as "Grantor"), the receipt of which is hereby acknowledged, said Grantor does by these presents grant, bargain, sell and convey unto

Don Martin Construction Company, Inc.

(herein referred to as Grantee, whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lots 76, 82, 84, 86, 88 and 90, according to the survey of Eagle Point, 12th Sector, Phase 2, as recorded in Map Book 23, Page 82, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and Mining Rights Excepted.

Subject to covenants, restrictions and conditions of record.

Subject to Ad Valorem taxes for the year 1998 and subsequent years not yet due and payable.

Subject to Mineral and Mining rights of record and all rights and privileges incident thereto.

NOTE: Map Book 23, Page 82 show the following reservation: Sink Hole Prone Areas-The Subdivision shown hereon including lots and streets, lies in an area where natural lime sinks may occur. Shelby County, the Shelby County Engineer, the Shelby County Planning Commissioner, and the individual members thereof and all other agents, servants or employees of Shelby County, Alabama, make no representations that the lots and streets are safe or suitable for residential construction, or for any purpose whatsoever. "Area underlain by limestone and thus may be subject to lime sink activity."

THE ATTORNEY PREPARING THIS INSTRUMENT HAS NOT SEARCHED THE TITLE OF THE PROPERTY CONVEYED HEREIN, NOR MAKES ANY REPRESENTATION CONCERNING THE VALIDITY OF THE SAME.

TOGETHER WITH all and singular, the rights and privileges, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

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

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it 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 Grantee, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

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05/01/1998-15758
08:18 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCB 12.00

IN WITNESS WHEREOF, the said Grantor by its **President**, who is authorized to execute this conveyance, hereto set its signature and seal this **16th day of April, 1998**.

Attest:

Reamer Development Corproation

Secretary

By:

John G. Reamer, Jr., President

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **John G. Reamer, Jr.** and _____ whose names as **President** and **Secretary of Reamer Development Corproation**, an Alabama Corporation, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they as such officers and with full authority executed the same voluntarily for and as the act of said Corporation on the day the same bears date.

Given under my hand and official seal, this **16th day of April, 1998**.

Notary Public

My commission expires: **09/21/98**

DONMART

This instrument prepared by:

W. Russell Beals, Jr., Attorney At Law
BEALS & ASSOCIATES, P.C.
200 Cahaba Park South, Suite 104
Birmingham, AL 35242

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