

Send Tax Notice To:
Ken Garner
PID#

Inst # 2002-11010

CORPORATE FORM WARRANTY DEED

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of

Twenty Five Thousand and 00/100 (\$25,000.00) Dollars
in hand paid to

Reamer Development Corporation

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

GARNER CONSTRUCTION

(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:

Lot 307, according to the Survey of Eagle Point - 3rd Sector, as recorded in Map Book 18, Page 34, in the Probate Office of Shelby County, Alabama.

And attached legal description "A"

Subject to covenants, restrictions and conditions of record.

Subject to Ad Valorem taxes for the year 2002 and subsequent years not yet due and payable.

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

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. Purchaser accepts lot in its "as-is" condition.

03/07/2002-11010
10:25 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CH 15.00

IN WITNESS WHEREOF, the said Grantor by its **President**, who is authorized to execute this conveyance, hereto set its signature and seal this 17TH day of JANUARY 2002.

Attest:

Secretary

Reamer Development Corporation

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.** whose name as **President** and **Secretary** of **Reamer Development Corporation**, an Alabama Corporation, are 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 on the day the same bears date.

Given under my hand and official seal, this 17TH day of JANUARY 2002.

Notary Public

My commission expires:

8/19/2003

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