


20091123000433790 1/2 \$15.00
Shelby Cnty Judge of Probate, AL
11/23/2009 10:01:35 AM FILED/CERT

Send Tax Notice To:
James Lowery
5008 Eagle Crest Road
Birmingham, Al 35242
PID# 09-3-07-006-046

**CORRECTIVE CORPORATE FORM WARRANTY DEED
JOINTLY WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA
Shelby COUNTY**

*11/23/09 To Clarify Legal Description
INST. # 199820144*

KNOW ALL MEN BY THESE PRESENTS, That in consideration of

Five Hundred and 00/100 (\$500.00) Dollars
in hand paid to

Reamer Development Corporation

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

James L. Lowery and Janet Lowery

(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:

All of Lot 546 , according to the Map of Eagle Point 5th Sector , as recorded in Map Book 18, Page 138 , in the Office of the Jude of Probate Shelby County, Alabama, less and except a 11.00 foot wide parallel strip along the Northeast line of said Lot 546.

Also, a part of Lot 547, according to the map of Eagle Point 5th Sector described as follows: Begin at the Northmost most corner of said Lot 547 and run southeasterly along the Northeast line of said lot a distance of 235.26 feet: thence turn 178 03'12" right and run Northeasterly 235.39 feet to a point on the Southeast Right of Way line of Eagle Crest Road: thence turn 91 56'48" Right and run 8.00 feet to the point of beginning.

Subject to covenants, restrictions and conditions of record.

Subject to Ad Valorem taxes for the year 2009 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 18 Page138 shows 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, AND NO REPRESENTATION OF THE SUBSURFACE CONDITIONS IS MADE BY ANYONE.

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 Grantees, for and during their joint lives and upon the death of either of them, then to the survivor in fee simple , and to the heirs and assigns of each survivor 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 in and to the property described hereinabove 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 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.

IN WITNESS WHEREOF, the said Grantor by its Owner, who is authorized to execute this conveyance, hereto set its signature and seal this 17th of November, **2009**.

Attest:

Secretary

Reamer Development Corporation

By:

John G. Reamer, Jr., President

**STATE OF ALABAMA
SHELBY COUNTY**



20091123000433790 2/2 \$15.00
Shelby Cnty Judge of Probate, AL
11/23/2009 10:01:35 AM FILED/CERT

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, , 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 on the day the same bears date.

Given under my hand and official seal, this 17th day of November, **2009**.

Notary Public

My commission expires:

7-9-2012