

This Instrument Prepared by:

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Burr & Forman LLP
420 North Twentieth Street; Ste. 3400
Birmingham, Alabama 35203

Send Tax Notices to:

Thornberry Homeowners' Association
c/o Blackwell Nelson Companies
5502 Caldwell Mill Road #A
Birmingham, AL 35242

STATE OF ALABAMA)
)
COUNTY OF SHELBY)


STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by **THORNBERRY HOMEOWNERS' ASSOCIATION**, an Alabama non-profit corporation ("Grantee") to the undersigned Grantor, the receipt and sufficiency of which is hereby acknowledged, **REAMER DEVELOPMENT CORP., A CLOSE CORPORATION**, an Alabama corporation, ("Grantor") does hereby grant, bargain, sell and convey unto Grantee and its successors and assigns to have and to hold forever that certain real property situated in Shelby County, Alabama, being more particularly described on Exhibit A attached hereto and made a part hereof (the "Property") together with all improvements thereon and appurtenances, estates, title, interests and hereditaments thereto belonging or in anywise appertaining, and all right, title interest of Grantor in and to any and all roads, alleys and ways bounding or serving said Property.

Grantor hereby covenants with Grantee that said Property is free from encumbrances made by Grantor and that Grantor will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but against no other.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATIONS AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER BY GRANTEE.

[Signature appears on following page]

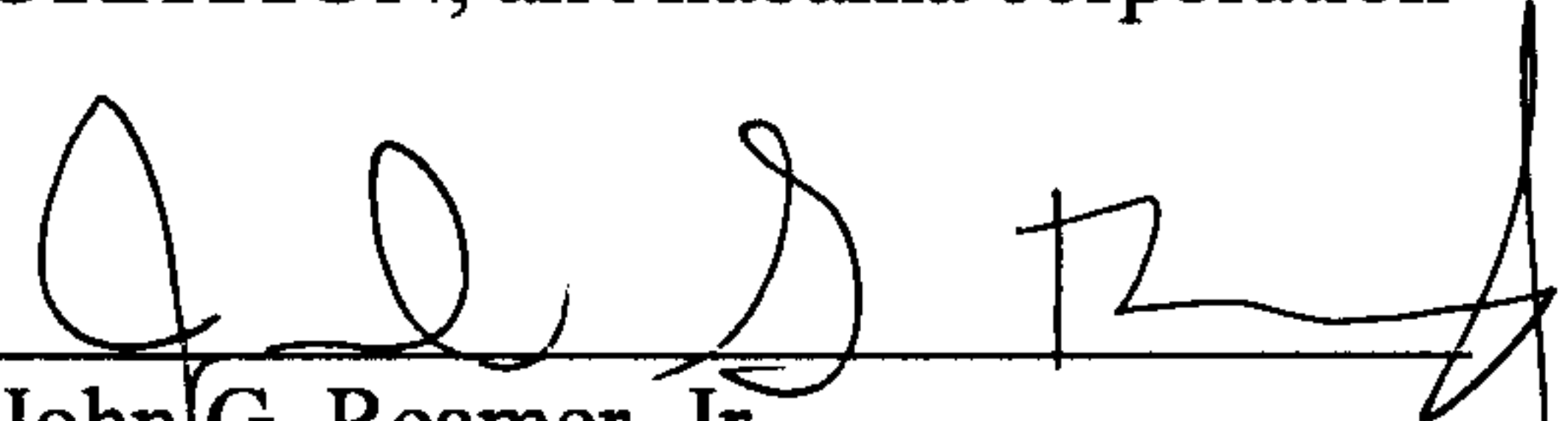

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Shelby Cnty Judge of Probate, AL
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IN WITNESS WHEREOF, the Grantor has executed this conveyance as of this 20 day of July 2016.

GRANTOR:

REAMER DEVELOPMENT CORP., A CLOSE CORPORATION, an Alabama corporation

By:


John G. Reamer, Jr.
Its President

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned Notary Public in and for said County in said State, hereby certify that John G. Reamer, Jr., whose name as President of Reamer Development Corp., a close corporation, an Alabama corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, 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 seal, this 20 day of July 2016.

[NOTARY SEAL]


NOTARY PUBLIC

My Commission Expires: 12/2/18



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EXHIBIT A

Description of Property

All the certain real property located in the County of Shelby, State of Alabama, described as follows:

The Common Area shown in Map Book 25 at page 129 recorded in the Office of the Judge of Probate for Shelby County, Alabama, less and except the following:

Commencing at the SW corner of the SE 1/4 of the NW 1/4 of Section 11, Township 19 South, Range 2 West, run thence S 88 deg. 03 min. 39 sec. E a distance of 256.82 feet, more or less, to the Point of Beginning; run thence on a curve to the right having a radius of 1205.85 feet, a curve distance of 82.98 feet, and a chord bearing N 29 deg. 55 min. 22 sec. E at a distance of 82.96 feet; run thence on a curve to the right having a radius of 1205.85 feet, a curve distance of 40.79 feet, and a chord bearing N 32 deg. 51 min. 48 sec. E at a distance of 40.79 feet; run thence N 35 deg. 54 min. 42 sec. E a distance of 341.51 feet, more or less; run thence on a curve to the right having a radius of 2560.57 feet, a curve distance of 410.57 feet, and a chord bearing N 42 deg. 22 min. 29 sec. E at a distance of 410.13 feet; run thence N 42 deg. 35 min. 48 sec. E a distance of 51.45 feet, more or less; run thence on a curve to the right having a radius of 2565.00 feet, a curve distance of 29.28 feet, and a chord bearing N 48 deg. 26 min. 28 sec. E at a distance of 29.28 feet; run thence on a curve to the right having a radius of 2102.82 feet, a curve distance of 178.20 feet, and a chord bearing N 52 deg. 30 min. 32 sec. E at a distance of 178.14 feet; run thence N 54 deg. 56 min. 11 sec. E a distance of 286.74 feet, more or less; run thence on a curve to the right having a radius of 253.95 feet, a curve distance of 3.52 feet, and a chord bearing S 41 deg. 17 min. 16 sec. E at a distance of 3.52 feet; run thence on a curve to the right having a radius of 20.00 feet, a curve distance of 30.45 feet, and a chord bearing S 5 deg. 55 min. 24 sec. W at a distance of 27.59 feet; run thence S 55 deg. 21 min. 30 sec. W a distance of 297.72 feet, more or less; run thence on a curve to the left having a radius of 2047.92 feet, a curve distance of 649.84 feet, and a chord bearing S 45 deg. 13 min. 41 sec. W at a distance of 647.12 feet; run thence S 35 deg. 50 min. 42 sec. W a distance of 265.21 feet, more or less; run thence on a curve to the left having a radius of 1223.49 feet, a curve distance of 169.91 feet, and a chord bearing S 32 deg. 35 min. 25 sec. W at a distance of 167.77 feet; run thence N 87 deg. 53 min. 57 sec. W a distance of 23.72 feet, more or less, to the Point of Beginning; containing 0.721 acres, more or less.


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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantors' Names: Thornberry Homeowners Association Mailing Address: C/O Blackwell Nelson Companies 5502 Caldwell Mill Road #A Birmingham, AL 35242	Grantee's Name: Reamer Development Corp. Mailing Address: 3837 Orleans Road Birmingham, AL 35243
Property Address: Common Areas of Thornberry Subdivision less public roadway, lying adjacent to County Hwy #17 (per Map Book 25, Page 129)	Date of Sale: July <u>20</u> , 2016
	Total Purchase Price: \$0.00 or Actual Value: \$ _____ or Assessor's Market Value: \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)
(Recordation of documentary evidence is not required):

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other: Jefferson County Tax Assessor (Parcel 10-1-11-0-009-999.999)
<input type="checkbox"/> Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).


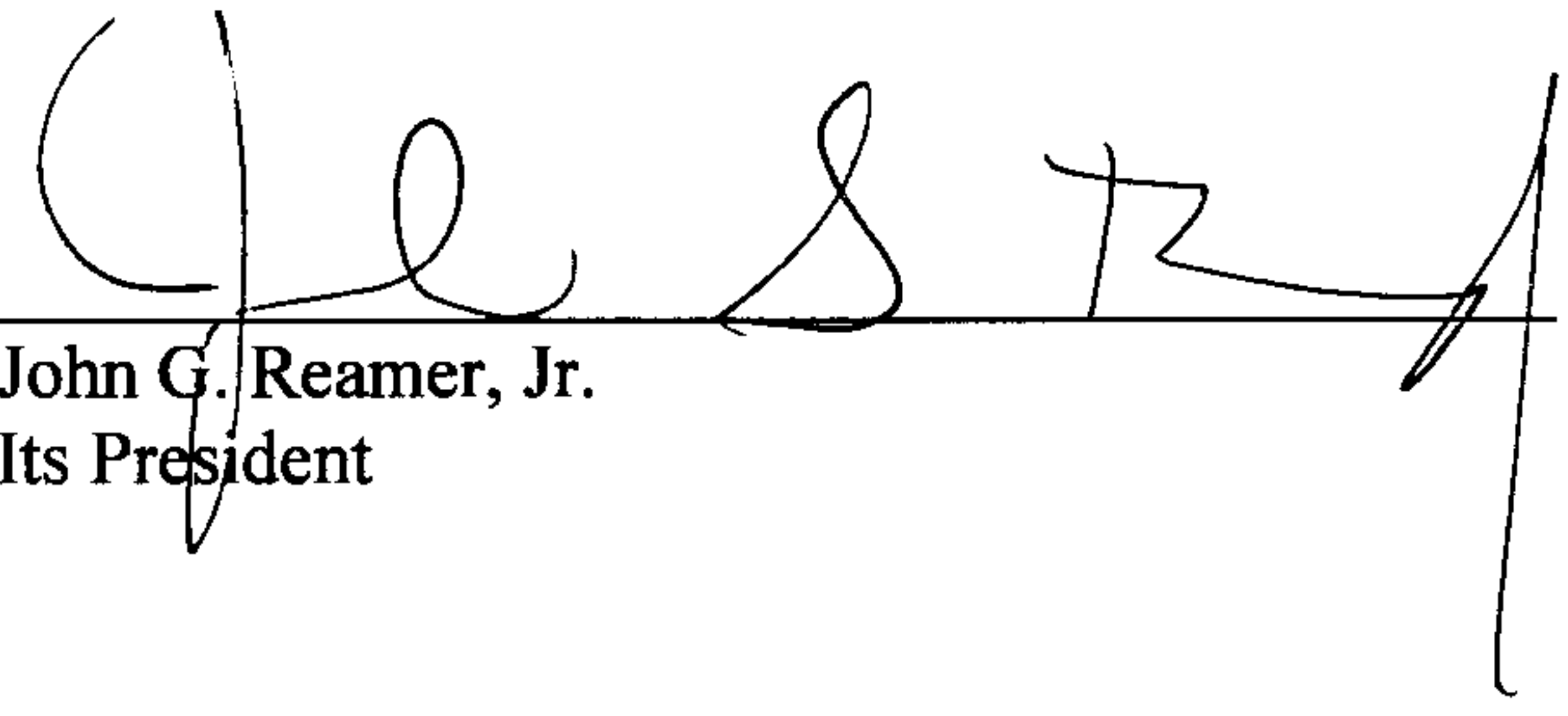
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: July 20, 2016

REAMER DEVELOPMENT CORP.,
an Alabama corporation

By:

John G. Reamer, Jr.
Its President



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