

This document was Prepared by: 389
J. Dan Taylor
1572 Montgomery Hwy #106
Birmingham AL 35216

SEND TAX NO. TO:

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Fifty Thousand Dollars (\$50,000) to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, or we, AWTREY REAMER DEVELOPMENT PARTNERSHIP, an Alabama general partnership (herein referred to as Grantor, whether one or more) grant, bargain, sell and convey unto WESTERN POCAHONTAS PROPERTIES LIMITED PARTNERSHIP, a Delaware Limited Partnership (herein referred to as grantee), whether one or more, the following described real estate, situated in Shelby County, to wit:

Lots One (1) and Two (2), according to the Map of Southpointe Second Sector as recorded in Map Book 11 Page 30 in the office of the Judge of Probate of Shelby County, Alabama.

Subject to:

Item 1. Property taxes for Tax year 1989 and subsequent tax years.

Item 2. Right of way in favor of Alabama Power Company and South Central Bell Telephone Company by instrument(s) recorded in Real Volume 157, Page 622.

BOOK 187 PAGE 925
Item 3. 50 Foot building line running back from South Shades Crest Road; also a 10 foot easement along the Southeasterly lot line, as shown by recorded map.

Item 4. Restrictions as shown on recorded map.

Item 5. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Volume 139, Page 424.

Item 6. The property herein conveyed shall be limited in use to the following which said limitations and restrictions shall run with the land;

- a. For single family residential purposes.
- b. For streets or roadways (public or private).
- c. For utility installation, facilities and equipment.
- d. For identification signs and monuments.
- e. For a sales office.

TO HAVE AND TO HOLD to said GRANTEE, his her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 25 day of May, 1988

Given under our hands and seals, this 25th day of May, 1988.

AWTREY REAMER DEVELOPMENT PARTNERSHIP

BY: [Signature]
H. Albert Awtrey, General Partner

BY: [Signature]
John G. Reamer, General Partner

Corley, Roncus,

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that H. Albert Awtrey and John G. Reamer, as general partners of Awtrey Reamer Development Partnership, whose names 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 said conveyance, they executed the same voluntarily for and as the act of said partnership on the day the same bears date.

Given under my hand and official seal this the 25th day of May, 1988.

My commission expires:

8-25-90


Notary Public

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STATE OF ALA. SHERIFF
I CERTIFY THIS
INSTRUMENT WAS FILED

88 JUN -6 AM 9:19


JUDGE OF PROBATE

1. Deed Tax	\$ <u>51.00</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>56.00</u>