

This instrument was prepared by:  
J. Dan Taylor, 3021 Lorna Road, Suite 100, Birmingham, Al. 35216

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA]  
JEFFERSON COUNTY]

KNOW BY ALL MEN PRESENTS,

That in consideration of SIX HUNDRED THIRTY THOUSAND & 00/100 DOLLARS, (\$630,000.00) to the undersigned Grantor, STRATFORD PLACE DEVELOPMENT, INC., a corporation (herein referred to as GRANTOR), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

REAMER BUILDING AND DEVELOPMENT CORPORATION (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama.

Lots 1 thru 19, Lots 41 thru 44, Lots 51 thru 69, according to the Map and Survey of Stratford Place, Phase IV, as recorded in Map Book 14, page 69, in the Office of the Judge of Probate of Shelby County, Alabama.

Less and except mining and mineral rights.

Subject to:

1. Easements and building line as shown by recorded map of Stratford Place, Phase IV, as recorded in Map Book 14, page 69.
2. Protective covenants and restrictions as recorded in Book 319, page 643.
3. Transmission line permits to Alabama Power Co., as recorded in Deed Book 101, page 551 and Deed Book 127, page 63.
4. Right of way to Shelby County as recorded in Deed Book 135, page 364.
5. Subject to a 30 ft. right of way easement as conveyed in Deed Book 223, page 991.
6. Water and sewer easement to the City of Pelham, as recorded in Book 111, page 673.

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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 or 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 executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its President, who is authorized to execute this conveyance, hereto set its signature and seal, this the 14<sup>th</sup> day of December, 1990.

ATTEST:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED

Stratford Place Development, Inc.

BY: Donnie Tucker  
Donnie Tucker, President

1. Deed Tax	94.50
2. MRG Tax	1.00
3. Recording Fee	2.00
4. Indexing Fee	2.00
5. No Tax Fee	1.50
6. Certified Fee	101.00
Total	204.00

90 DEC 19 PM 12:51

Judge of Probate

State of Alabama  
Jefferson County]

I, J. DAN TAYLOR, a Notary Public, in and for said County, in said State, hereby certify that Donnie Tucker, whose name as President of Stratford Place Development, Inc., a 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 officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 14<sup>th</sup> day of December, 1990.

J. O. 3  
Notary Public

My Commission expires 12-26-94