

SEND TAX NOTICE TO:
WILLIAM L. BELLWS and
(Name) JANICE S. BELLWS
1808 South Pointe Circle
(Address) Bessemer, Alabama 35023

This instrument was prepared by

(Name) DAVID F. OVSON, Attorney at Law
728 Shad Creek Parkway, Suite 120
(Address) Birmingham, Alabama 35209

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Eighty-Five Thousand and No/100 (\$185,000.00)-----DOLLARS

to the undersigned grantor, REAMER BUILDING AND DEVELOPMENT CORPORATION (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto WILLIAM L. BELLWS and JANICE S. BELLWS (herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 7, according to the survey of Southpointe Fourth Sector, as recorded in Map Book 13, page 41, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:
1. Ad valorem taxes for the year 1991, which are a lien, but not yet due and payable until October 1, 1991.
2. 50 foot building line from Southpointe Circle as shown by recorded plat.
3. 10 foot easement on the north side and a 7.5 foot easement on the Southwesterly corner as shown by recorded plat.
4. Right of way to Alabama Power Company as recorded in Real 237, page 4.
5. Restrictions as recorded in Real 226, page 903.

\$145,000.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

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325 PAGE
BOOK

1. Deed Tax	40.00
2. Mtg. Tax	0
3. Recording F.	1.50
4. Indexing Fee	3.00
5. No Tax Fee	0
6. Certified Fee	1.00
Total	44.50

TO HAVE AND TO HOLD Unto the said GRANTEEES as joint tenants, with right of survivorship, their heirs and assigns, 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 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 GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, John G. Reamer, Jr. who is authorized to execute this conveyance, has hereto set its signature and seal, this the 4th day of January 1991

ATTEST:

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

By John G. Reamer, Jr. President

STATE OF ALABAMA
COUNTY OF JEFFERSON

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John G. Reamer, Jr.
JUDGE OF PROBATE

a Notary Public in and for said County in said

I, the undersigned
State, hereby certify that John G. Reamer, Jr.
President of REAMER BUILDING AND DEVELOPMENT CORPORATION
whose name as 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 4th

day of January 1991

David F. Ovson
Notary Public