

SEND TAX NOTICE TO:
T. W. AITKEN, III and
KARLENE G. AITKEN
3980 Highway 109
Columbiana, Alabama 35051

This instrument was prepared by

(Name) DAVID F. OVSON, Attorney at Law

(Address) 728 Shades Creek Parkway, Suite 120, Birmingham, Alabama 35209

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Eighty-Seven Thousand Five Hundred and no/100 (\$187,500.00) Dollars

to the undersigned grantor, REAMER BUILDING AND DEVELOPMENT CORPORATION a 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

T. W. AITKEN, III and KARLENE G. AITKEN

(herein referred to as GRANTEEES) 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:

Reference is hereby to the attached Exhibit "A" for the legal description of the property conveyed herein which is incorporated herein and made a part hereof.

TO HAVE AND TO HOLD, To the said GRANTEEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. 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,

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 12th day of December 1991

REAMER BUILDING AND DEVELOPMENT CORPORATION

ATTEST:

By

President

Secretary

STATE OF ALABAMA

COUNTY OF JEFFERSON

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 of REAMER BUILDING AND 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 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 12th day of December

1991

Notary Public

EXHIBIT "A"

A tract of land situated in the Southeast Quarter of the Southwest Quarter of Section 18, Township 20 South, Range 1 East, Shelby County, Alabama more particularly described as follows:

Commence at the Northeast corner of said SE 1/4 - SW 1/4 and run westerly along the north line thereof for a deed distance of 646.55 feet to an iron pin which is the point of beginning. From said iron pin continue westerly along said north line for 463.71 feet to an iron pin; thence turn left 89 degrees 14 minutes 28 seconds and run southerly for 950.57 feet to a point on the northeasterly right-of-way line of Shelby County Highway No. 109; thence turn left 38 degrees 08 minutes 42 seconds and run southeasterly along said right of way for 30.43 feet to a point of curve to the left; said curve having a central angle of 62 degrees 41 minutes 39 seconds, a radius of 140.00 feet, and an arc distance of 153.19 feet; thence run along the arc of said right of way in a southeasterly, easterly and northeasterly direction to the end of said curve; thence continue northeasterly along said right of way for 66.55 feet to a point of curve to the left, said curve having a central angle of 35 degrees 55 minutes 02 seconds, a radius of 175.00 feet, and an arc distance of 109.70 feet; thence run along the arc of said right of way in a northeasterly direction to the end of said curve; thence continue northeasterly along said right of way for 101.46 feet to a point of curve to the right, said curve having a central angle of 12 degrees 39 minutes 45 seconds, a radius of 415.00 feet and an arc distance of 91.72 feet; thence run in a northeasterly direction along said right of way for 91.72 feet to an iron pin; thence turn left from the tangent of said curve 55 degrees 15 minutes 53 seconds and run northerly for 833.97 feet to an iron pin and the point of beginning.

Said tract of land contains 446,193 square feet or 10.24 acres more or less.

SUBJECT TO:

1. Ad valorem taxes for the year 1992, which are a lien, but not yet due and payable until October 1, 1992.
2. Right of way to Alabama Power Company as recorded in Book 38, page 753.
3. Right of way to Shelby County, Alabama as recorded in Deed Book 207, page 52.
4. Title to all minerals of every kind and character, within and underlying the premises, together with mining rights and other rights, privileges and immunities relating thereto, as recorded in Deed Book 280, page 191, in the Probate Office of Shelby County, Alabama.

\$150,000.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

BOOK 378 PAGE 85

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

91 DEC 17 PM 12:25

William H. ...
JUDGE OF PROBATE

1. Deed Tax	\$ 37.50
2. Mtg. Tax	\$
3. Recording Fee	\$ 5.00
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 46.50