

This instrument was prepared by

(Name) Larry L. Halcomb  
(Address) 3512 Old Montgomery Highway  
Birmingham, Alabama 35209

Send Tax Notice To: \_\_\_\_\_  
name  
address

WARRANTY DEED-

STATE OF ALABAMA  
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One hundred ninety five thousand eight hundred & No/100 (195,800.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Eva Hester Pedigo, a single woman

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto  
Reamer Development Corp.

(herein referred to as grantee, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to-wit:

See Legal Description on attached Exhibit "A".

Subject to taxes for 1992.

Subject to right of way to South Central Bell Telephone and Telegraph Co. as recorded  
in Book 42 page 975.

Eva Hester Pedigo is the surviving grantee of deed recorded in Book 250 page 415; the other  
grantee, Weir R. Pedigo, having died on or about the 3<sup>rd</sup> day of August, 1980.

Eva Hester Pedigo and Eva H. Pedigo is one and the same person.

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\$155,800.00 of the purchase price was paid from the proceeds of a mortgage loan closed  
simultaneously herewith.

TO HAVE AND TO HOLD to the 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 the said GRANTEES,  
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 noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our)  
heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever,  
against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 20th  
day of August, 1992.

(Seal)

(Seal)

(Seal)

Eva Hester Pedigo by Joan Pedigo Wallace  
att. in fact  
Eva Hester Pedigo

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA  
JEFFERSON COUNTY }

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State,  
hereby certify that Eva Hester Pedigo, a single woman, by Joan Pedigo Wallace, Attorney in Fact  
whose name 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 she executed the same voluntarily\*  
on the day the same bears date.

Given under my hand and official seal this 20th day of August, 1992.

Larry L. Halcomb

Notary Public

\*in her capacity as Attorney in Fact for  
Eva Hester Pedigo

FORM 100

My Commission Expires January 23, 1994

EXHIBIT "A"

A parcel of land situated in the SE 1/4 of the NW 1/4 of Section 7, Township 19 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:

Begin at the NE corner of said 1/4-1/4 section and run thence S 89°-10'-20" W (assumed bearing) along the north line thereof 488.86 feet; thence run S 27°-18'-47" W 520.16 feet; thence run S 61°-31'-43" E 827.57 feet to a point on the east line of said 1/4-1/4 section; thence run northwardly along last said 1/4-1/4 line 863.75 feet to the point of beginning.

Contains 9.79 acres, more or less. Subject to easements, rights-of-way and restrictions of record, if any.

LEGAL DESCRIPTION - Access Right-of-way:

A 70 foot wide access right-of-way lying 35 feet on each side of the below described center line and situated in the SE 1/4 of the NW 1/4 of Section 7, Township 19 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:

Begin at the NE corner of said 1/4-1/4 section and run thence S 89°-10'-20" W (assumed bearing) along the north line thereof 488.86 feet; thence run S 27°-18'-47" W 182.81 feet to the point of beginning of the said access road right-of-way center line herein described, said point being on a curve having a radius of 200.00 feet; thence turn an interior angle to tangent of said curve 72°-04'-17" and run northwestwardly along said center line and along the arc of said curve, as it curves to the left, 161.02 feet to the end of said curve; thence run S 89°-06'-42" W, tangent to said curve and along said center line 327.48 feet to a point on the easterly right-of-way line of Alabama Highway No. 119, said point being the end of the described center line.

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08/26/1992-18193  
02:49 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002-MCD 49.00