

When Recorded Mail to:
Robert F. Prince
144 Stratford Circle
Helena, Alabama 35080

118,300.00
made

General Warranty Deed With Vendor's Lien In Favor Of Third Party

State of Alabama)

) ss

County of Shelby)

THAT Reamer Building and Development Corporation

(hereinafter called "Grantors" whether one or more), for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration cash in hand paid by

Robert F. Prince and wife, Linda P. Prince

whose address is 144 Stratford Circle, Helena, AL 35080 (hereinafter call "Grantees" whether one or more), the receipt and sufficiency of which are hereby acknowledged and confessed, and the further consideration of the note in the principal sum of One Hundred Six Thousand Two Hundred and No/100 Dollars (U.S. \$106,200.00) payable to the order of Mortgage Financing, Inc. (hereinafter called the "Beneficiary") at the special instance and request of the Grantees herein, the receipt of which is hereby acknowledged and confessed, and as evidence of such advancement, the said Grantees herein have executed their note of even date herewith for said amount payable to the order of said Beneficiary, bearing interest at the rate therein provided, principal and interest being due and payable in monthly installments as therein set out, and providing for attorney's fees and acceleration of maturity at the rate and in the events therein set forth, which note is secured by the Vendor's Lien herein reserved and is additionally secured by a Deed of Trust of even date herewith, executed by the Grantees herein to Nancy P. Patterson of Dallas County, Texas Trustee, reference to which is here made for all purposes; and in consideration of the payment of the sum above mentioned by the Beneficiary above mentioned, Grantors hereby transfer, set over, assign and convey unto said Beneficiary and assigns, the Vendor's Lien and Superior Title herein retained and reserved against the property and premises herein conveyed, in the same manner and to the same extent as if said note had been executed in Grantor's favor and by said Grantors assigned to the Beneficiary without recourse; have GRANTED, SOLD, and CONVEYED, and by these presents do GRANT, SELL, and CONVEY unto the said Grantees herein, the following described property, together with all improvements thereon, to-wit:

Lot 22, according to the Map and Survey of Stratford Place, Phase V, as recorded in Map Book 15, page 81, in the office of the Judge of Probate of Shelby County, Alabama.

Subject to 1993 taxes not yet due and payable.

Subject to easements, restrictions, and rights of way of record.

\$ 106,200.00 of the Purchase Price recited above was paid from a Purchase Money Mortgage filed simultaneously herewith. Inst # 1993-06140

03/04/1993-06140
03:03 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 19.00

TO HAVE AND TO HOLD the above described premises, together with, all and singular, the rights and appurtenances thereto in any wise belonging, unto the said Grantees, their heirs and assigns forever. And Grantors do hereby bind themselves, their heirs, executors and administrators, to warrant and forever defend all and singular, the said premises unto the said Grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof. Taxes for the current year have been prorated and are assumed by Grantee. This conveyance is made and accepted subject to any and all validly existing restrictions, mineral reservations and interests, conditions, covenants, easements, and rights of way, if any, applicable to and enforceable against the above described property as now reflected by the records of the County Clerk in said County and State and to any applicable zoning laws or ordinances.

But it is expressly agreed and stipulated that the Vendor's Lien and the Superior Title are retained and reserved in favor of the payee in said note against the above described property, premises and improvements, until said note, and all interest thereon is fully paid according to the face and tenor, effect and reading thereof, when this deed shall become absolute.

When this deed is executed by one person, or when the Grantee is one person, the instrument shall read as though pertinent verbs and pronouns were changed to correspond, and when executed by or to a corporation the words "heirs, executors and administrators" or "heirs and assigns" shall be construed to mean "Successors and assigns".

Executed on this the 28th day of October, 1992.

Reamer Building and Development Corporation

-Seller

State of Alabama, County of Shelby ss:

On this 28th day of October, 1992 before me, the undersigned, a Notary Public for said state, personally appeared JOHN G. REAMER, JR.,

whose name as President of REAMER BUILDING & DEVELOPMENT, INC. personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) subscribed to the foregoing instrument that he executed the same for and as the act of said Corporation. Signature: J. DAN TAYLOR

WITNESS my hand and official seal.

(Reserved for official seal)

J. Dan Taylor

Name (typed or printed)
My Commission Expires: 8-26-94