

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Theibert, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Donald S. Cotney
Jennifer H. Cotney
4509 Eagle Point Drive
Birmingham, Alabama 35242

Inst # 1993-19992

CORPORATION WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

THE STATE OF ALABAMA)
COUNTY OF SHELBY) : KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eighty-Three Thousand Nine Hundred Eighty-Three and no/100, (\$183,983.00) DOLLARS, in hand paid to the undersigned, Reamer Development Corporation, a corporation, (hereinafter referred to as "GRANTOR"), by Donald S. Cotney and spouse, Jennifer H. Cotney, (hereinafter referred to as "GRANTEES"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEES the following described real estate, located and situated in Shelby County, Alabama, to wit:

Lot 34, according to the Map and Survey of Eagle Point, First Sector, Phase I, as recorded in Map Book 14, Page 114 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the current year, 1993.
2. Roads, ways, streams or easements, if any, not shown by the public records, riparian rights and the title to any filled-in lands.
3. A 35 foot building line from Eagle Point Drive as shown by recorded plat.
4. Restrictions and easements as recorded in Vol. 329, Page 434 and amended in Real Book 350, Page 775 and Real Vol. 206, Page 448.
5. Transmission Line Permit to Alabama Power Company as recorded in Deed Book 111, Page 408 and Vol. 273, Page 201.
6. Excepting therefrom 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 331, Page 262, in the said Probate Office.
7. Restrictions per recorded plat.
8. The subdivision shown hereon, including lots and streets, lies in an area where natural lime sinks have occurred. Birmingham Title Services and Stewart Guaranty Title Company make no representations whatsoever that the subdivision lots and street are safe or suitable for residential construction or for any other purpose whatsoever.

\$65,000.00 of the purchase price recited above was paid from the proceeds of a purchase money mortgage executed simultaneously with delivery of this deed.

TO HAVE AND TO HOLD UNTO the said GRANTEES 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.


Inst # 1993-19992

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, 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, that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

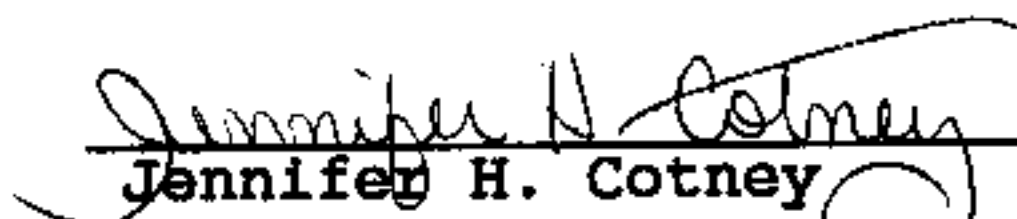
GRANTEES understand that acceptance of this deed constitutes acceptance of all of the terms, conditions and obligations of all protective covenants and restrictions as set out hereinabove.

IN WITNESS WHEREOF, the said GRANTOR, by its President, whose name is John G. Reamer, Jr., who is authorized to execute this conveyance, has hereto set their signatures and seals, this 28th day of June, 1993.

Reamer Development Corporation

 (SEAL)
BY: John G. Reamer, Jr.
ITS: President
GRANTOR

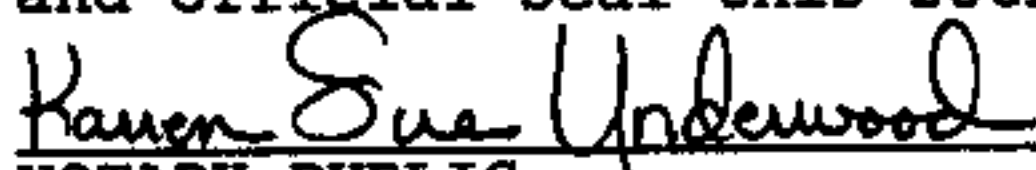
 (SEAL)
Donald S. Cotney
GRANTEE

 (SEAL)
Jennifer H. Cotney
GRANTEE

THE STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that John G. Reamer, Jr. whose name as President of Reamer Development Corporation, 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 officers and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 28th day of June, 1993.


NOTARY PUBLIC
My commission expires: 6/23/97

THE STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Donald S. Cotney and spouse, Jennifer H. Cotney, whose names are signed to the foregoing conveyance as GRANTEES, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of June, 1993.


NOTARY PUBLIC
My commission expires: 6/23/97

Page 2 of 2

07/08/1993-19992
12:44 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 130.00