

This instrument was prepared by:
Clayton T. Sweeney, Esquire
2700 Highway 280 East
Suite 150E
Birmingham, AL 35223

Send Tax Notice to:

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

#378,925
Inst # 1993-24184

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, paid to the undersigned grantor, **THOMPSON PROPERTIES 119AA370, LTD. and THOMPSON PROPERTIES 123AA370, LTD.**, in hand paid by Grantee named herein, the receipt of which is hereby acknowledged, the said **THOMPSON PROPERTIES 119AA370, LTD. and THOMPSON PROPERTIES 123AA370, LTD.** (hereinafter referred to as "Grantor") does by these presents, grant, bargain, sell and convey unto **REAMER DEVELOPMENT CORPORATION**, an Alabama Corporation (hereinafter referred to as "Grantee"), the following described real estate (the "property"), situated in Shelby County, Alabama, to-wit:

EXHIBITS "A" AND "B" ATTACHED HERETO AND MADE
A PART HEREOF.

Mineral and mining rights excepted.

The above property is conveyed subject to:

(i) All valid and enforceable easements, covenants, conditions and restrictions of record, (ii) the lien of ad valorem and similar taxes, including "rollback" taxes for 1993 and subsequent years, and (iii) all matters that would be revealed by a current and accurate physical survey of the subject property.

Grantee hereby covenants and agrees for itself and its successors, assigns, licensees, lessees, employees and agents that Grantor shall not be liable for, and no action shall be asserted against Grantor for, loss or damage on account of injuries to the Property or to any buildings, improvements, or structures now or hereafter located upon the Property, or on account of injuries to any owner, occupant, or other person in or upon the Property, which are caused by, or arise as a result of, past or future soil and/or subsurface conditions, known or unknown, (including, without limitation, sinkholes, underground mines, and limestone formations) under or on the Property or any other property now or hereafter owned by Grantor, whether contiguous or non-contiguous to the Property. For purposes of this paragraph the term Grantor shall mean and refer to (i) the partners, agents, and employees of Grantor; (ii) the officers, directors, employees and agents of Grantor or trustees thereof; (iii) any successors or assigns of Grantor; and (iv) any successors and assigns of Grantor's interest in the Property. This covenant and agreement shall run with the land conveyed hereby as against Grantee, and all persons, firms, trusts, partnerships, limited partnerships, corporations, or other entities holding under or through the Grantee.

\$ **ALL** of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, Thompson Properties 119AA370, Ltd. and Thompson Properties 123AA370, Ltd. has caused this statutory

warranty deed to be executed by its duly authorized officer this
12th day of August, 1993.

GRANTOR:

THOMPSON PROPERTIES 119AA370, LTD.
By Brookhaven Properties, III, Inc.
Its General Partner

BY: Albert F. Thomasson
Albert F. Thomasson
ITS: **President**

THOMPSON PROPERTIES 123AA370, LTD.
By Brookhaven Properties, III, Inc.
Its General Partner

BY: Albert F. Thomasson
Albert F. Thomasson
ITS: **President**

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State hereby certify that **Albert F. Thomasson** whose name as **President** of Brookhaven Properties, III, Inc., an Alabama Corporation, the General Partner of Thompson Properties 119AA370, Ltd., an Alabama Limited Partnership, is signed to the foregoing Deed; and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing Deed, he, as such officer, and with full authority, executed the same voluntarily for and as the act of said partnership, acting in its capacity as partner as aforesaid.

12th Given under my hand and office seal of office this the
day of August, 1993.

Albert F. Thomasson
Notary Public
My Commission Expires: 5-29-95

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State hereby certify that **Albert F. Thomasson**, whose name as **President** of Brookhaven Properties, III, Inc., an Alabama Corporation, the General Partner of Thompson Properties 123AA370, Ltd., an Alabama Limited Partnership, is signed to the foregoing Deed; and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing Deed, he, as such officer, and with full authority, executed the same voluntarily for and as the act of said partnership, acting in its capacity as partner as aforesaid.

12th Given under my hand and office seal of office this the
day of August, 1993.

Albert F. Thomasson
Notary Public
My Commission Expires: 5-29-95

EXHIBIT A

RE: EAGLE POINT - 2ND SECTOR - PHASE 2
PARCEL 1

DESCRIPTION:
COMMENCE AT THE SW CORNER OF THE SE 1/4 OF THE NW 1/4 OF SECTION 8, T. 19 S., R. 1 W., AND RUN NORTHERLY ALONG THE WEST LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 531.08 FT. TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE AND ALONG SAID 1/4-1/4 LINE 169.63 FT. TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF EAGLE WOOD COURT; THENCE TURN 89° 48' 23" RIGHT AND RUN EASTERLY ALONG SAID RIGHT OF WAY LINE OF EAGLE WOOD COURT AND ALONG THE SOUTH BOUNDARY OF EAGLE POINT FIRST SECTOR - PHASE 1, AS RECORDED IN MAP BOOK 14, PAGE 114, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, A DISTANCE OF 1,382.84 FT. TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF U. S. HIGHWAY NO. 280; THENCE TURN 102° 11' 19" RIGHT AND RUN SOUTHERLY ALONG SAID HIGHWAY 280 RIGHT OF WAY 390.82 FT.; THENCE TURN 10° 14' 18" LEFT AND RUN SOUTHERLY ALONG SAID RIGHT OF WAY LINE 168.78 FT.; THENCE TURN 10° 14' 18" RIGHT TO THE TANGENT OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 2,714.79 FT. AND RUN SOUTHERLY ALONG SAID CURVE AND SAID HIGHWAY 280 RIGHT OF WAY LINE 236.87 FT.; THENCE TURN 92° 26' 23" RIGHT FROM THE TANGENT TO SAID CURVE AND RUN NORTHWESTERLY 513.21 FT.; THENCE TURN 43° 35' 30" LEFT AND RUN SOUTHWESTERLY 66.28 FT.; THENCE TURN 90° 00' 00" RIGHT TO THE TANGENT TO A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 25.00 FT. AND RUN ALONG SAID CURVE 39.80 FT. TO THE BEGINNING OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 339.21 FT.; THENCE RUN ALONG SAID CURVE 80.91 FT. TO A POINT; THENCE TURN 90° 00' 00" RIGHT FROM THE TANGENT TO SAID CURVE AT SAID POINT AND RUN NORTHWESTERLY 60.00 FT.; THENCE TURN 21° 20' 17" LEFT AND RUN NORTHWESTERLY 241.11 FT.; THENCE TURN 39° 41' 32" RIGHT AND RUN NORTHWESTERLY 349.74 FT.; THENCE TURN 69° 19' 03" LEFT AND RUN 220.00 FT. TO THE POINT OF BEGINNING, being a part of the SE 1/4 of NW 1/4 of Section 8, Township 19 South, Range 1 West.
SAID PARCEL OF LAND CONTAINING 16.43 ACRES.

***Less and Except all of Eagle Point, third Sector, Phase I, as recorded in Map Book 17, Page 68, in the Office of the Judge of Probate of Shelby County, Alabama.

Exhibit "B"

EAGLE POINT - PARCEL 2 (AMENDED ON 8/12/93)

DESCRIPTION:

A PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 1 WEST AND ALSO THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 1 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 1 WEST AND RUN WEST ALONG THE NORTH LINE OF SAID 1/4-1/4 SECTION FOR 1330.40 FEET TO THE NORTHWEST CORNER OF SAID 1/4-1/4 SECTION; THENCE TURN 88°51'43" LEFT AND RUN SOUTH ALONG THE WEST LINE OF SAID 1/4-1/4 SECTION FOR 763.90 FEET TO A POINT; THENCE TURN 90°00'00" LEFT AND RUN EAST 398.72 FEET; THENCE TURN 90°00'00" LEFT AND RUN NORTH 200.23 FEET; THENCE TURN 14°52'20" RIGHT AND RUN NORTHEASTERLY 108.12 FEET; THENCE TURN 52°58'37" RIGHT AND RUN NORTHEASTERLY 407.35 FEET; THENCE TURN 2°30'10" LEFT AND RUN NORTHEASTERLY 487.48 FEET; THENCE 5°26'20" RIGHT AND RUN NORTHEASTERLY 246.17 FEET; THENCE TURN 8°35'59" LEFT AND RUN NORTHEASTERLY 98.42 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 1 WEST; THENCE TURN 151°46'06" LEFT AND RUN 236.17 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 13.57 ACRES.

Inst # 1993-24184

08/13/1993-24184
04:21 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MCD 17.00