

PID#

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of

Thirty-Three Thousand Nine Hundred and 00/100'S *** (\$33,900.00)

to the undersigned Grantor,

Reamer Development Corporation

a corporation, (herein referred to as Grantor) does by these presents grant, bargain, sell and convey unto

COVENANT BUILDERS, INCORPORATED

(herein referred to as Grantee, whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 408, according to the Survey of Eagle Point, 4th Sector, as recorded in Map Book 17, Page 116, in the Probate Office of Shelby County, Alabama.

There shall be reserved a 25' "Green Belt Area" along any lot line that is adjacent to the golf course in which no structure shall be placed, erected or maintained.

Subject to current taxes, easements, rights of way, covenants and restrictions of record.

THE ATTORNEY PREPARING THIS INSTRUMENT HAS NOT SEARCHED THE TITLE OF THE PROPERTY CONVEYED HEREIN, NOR MAKES ANY REPRESENTATION CONCERNING THE VALIDITY OF THE SAME.

TOGETHER WITH all and singular, the rights and privileges, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, To the said Grantee, his, her or their heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it 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 Grantee, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor by its President, who is authorized to execute this conveyance, hereto set its signature and seal this 14th day of JANUARY, 1994

Reamer Development Corporation

By:

John G. Reamer, Jr., President

The full consideration quoted above was paid from a mortgage loan closed simultaneously herewith.

Inst # 1994-12038

04/12/1994-12038
11:01 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

Blham Title

Lot 408
Code 958
CK 1500

POSTED

Inst # 1994-12038

STATE OF ALABAMA
SHELBY COUNTY

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 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/she as such officer and with full authority executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal, this 14 day of January 1994

Julianne M. Bylsma
Notary Public
My commission expires:

EAGLE

MY COMMISSION EXPIRES JUNE 29, 1997

This instrument prepared by:

W. Russell Beals, Jr., Attorney at Law
BEALS & ASSOC., P.C.
#10 Inverness Center Pkwy., Suite 110
Birmingham, AL 35243

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