

74-0905 Shelby

Send Tax Notice To:
Donnie Arrant
Lot 407 Eagle Point 4th Sector
Birmingham Alabama 35242
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

Donnie Arrant

(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 407, according to the Survey of Eagle Point, Fourth Sector, as recorded in
Map Book 17, Page 116, in the Probate Office of Shelby County, Alabama.**

LESS AND EXCEPT the following described portion of said Lot 407: **Begin at
the Northeasterly most corner of said Lot; thence run South 99.85 feet to the
Southeasterly most corner of said Lot; thence turn 118 Degrees 28 Minutes 17
Seconds right and run Northwesterly 115.44 feet; thence turn 113 Degrees 50
Minutes 59 Seconds right and run Northeasterly 107.78 feet; thence turn 90
Degrees 09 Minutes 08 Seconds right and run Southeasterly 26.56 feet to the
Point of Beginning.**

Subject to Ad Valorem taxes for the year 1994 and subsequent
years not yet due and payable.

Subject to covenants and restrictions, building lines, easements
and rights of way of record.

Subject to Mineral and Mining rights of record and all rights
and privileges incident thereto.

NOTE: Map Book 17, Page 116 show the following reservation: Sink
Hole Prone Areas-The Subdivision shown hereon including lots and
streets, lies in an area where natural lime sinks may occur.
Shelby County, the Shelby County Engineer, the Shelby County
Planning Commissioner, and the individual members thereof and
all other agents, servants or employees of Shelby County,
Alabama, make no representations that the lots and streets are
safe or suitable for residential construction, or for any
purpose whatsoever. "Area underlain by limestone and thus may be
subject to lime sink activity."

**THE ATTORNEY PREPARING THIS INSTRUMENT HAS NOT SEARCHED THE TITLE OF THE
PROPERTY CONVEYED HEREIN, NOR HAS ANY OPINION OF 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

Lawyer Title

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

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 **25th** day of **May, 1994**.

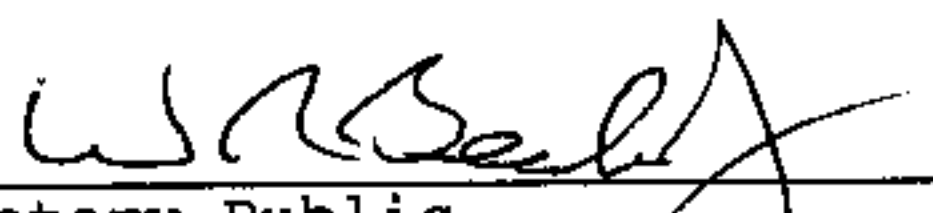
Reamer Development Corporation

By: 
John G. Reamer, Jr., President

**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 **25th** day of **May, 1994**.


Notary Public
My commission expires: 09/21/94

EAGLE4

This instrument prepared by:

W. Russell Beals, Jr., Attorney at Law
BEALS & ASSOC., P.C.
#10 Inverness Center Pkwy., Suite 110
Birmingham, AL 35242

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