

This instrument was prepared by:
Clayton T. Sweeney, Esquire
2700 Highway 280 East
Suite 290E
Birmingham, AL 35223

Send Tax Notice to:
Rebecca S. Gruman
3370 Summit Dr.
BIRMINGHAM, AL 35243

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of FIFTY FIVE THOUSAND AND NO/100 DOLLARS (\$55,000.00) and other good and valuable consideration, paid to the undersigned grantor, **REAMER DEVELOPMENT CORPORATION**, in hand paid by Grantee named herein, the receipt of which is hereby acknowledged, the said **REAMER DEVELOPMENT CORPORATION, an Alabama Corporation** (hereinafter referred to as "Grantor") does by these presents, grant, bargain, sell and convey unto **REBECCA S. GRUMAN**, (hereinafter referred to as "Grantee"), the following described real estate (the "property"), situated in Shelby County, Alabama, to-wit:

Lot 519, according to the survey of Eagle Point, Fifth Sector, as recorded in Map Book 18, Page 138, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

The above property is conveyed subject to:

(i) All valid and enforceable easements, covenants, conditions and restrictions of record, including, without limitation, that certain Declaration of Protective Covenants recorded in Instrument #1994-26089, in the Office of the Judge of Probate of Shelby County, Alabama, (ii) the lien of ad valorem and similar taxes for 1994 and subsequent years, and (iii) all matters that would be revealed by a current and accurate physical survey of the subject property.

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

IN WITNESS WHEREOF, Reamer Development Corporation has caused this statutory warranty deed to be executed by its duly authorized officer this 23rd day of August, 1994.

GRANTOR:

REAMER DEVELOPMENT CORPORATION

BY: John G. Reamer, Jr.
ITS: **President**

Inst # 1994-26992

STATE OF ALABAMA)

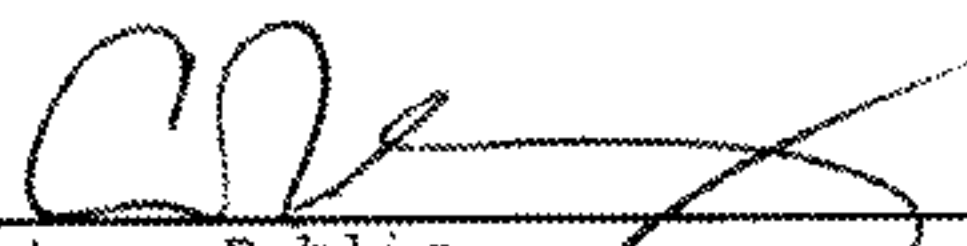
09/01/1994-26992
10:21 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 REC 66.00

CLAYTON T. SWEENEY, ATTORNEY AT LAW

COUNTY OF JEFFERSON)

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 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 corporation.

23rd Given under my hand and office seal of office this the day of August, 1994.


Notary Public
My Commission Expires: 5-29-95

Inst # 1994-26992

09/01/1994-26992
10:21 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE MCD 66.00