

This instrument was prepared by

Send Tax Notice To: Louis J. DeLucas

(Name) Larry L. Halcomb

347 Talon Drive
address

(Address) 3512 Old Montgomery Highway, Birmingham, AL 35209 Birmingham, AL 35242

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED SEVENTY THREE THOUSAND FIVE HUNDRED AND NO/100-----
-----DOLLARS (\$173,500.00)

to the undersigned grantor, Reamer Development Corporation

(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Louis J. DeLucas and wife, Matilda DeLucas a corporation,

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, AL to-wit:

Lot 208, according to the Map and Survey of Eagle Point, 2nd Sector - Phase 1, as recorded in Map Book 18, Page 2, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to taxes for 1994.

Subject to 25 foot building line, 20 easement, 15 foot easement for private ingress and egress, restrictions, covenants, reservations, easements and rights of way including right of way to the State of Alabama, transmission line permit to Alabama Power Company, and restrictions recorded in instrument #1994-6783 of record.

Inst # 1994-27049

09/01/1994-27049

01:07 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 SHA 182.00

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. 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, 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, John G. Reamer, Jr. who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of August 1994

Reamer Development Corporation

ATTEST:

By John G. Reamer, Jr., President

STATE OF Alabama
COUNTY OF Jefferson

I, Larry L. Halcomb
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 officer and with full authority, executed the same voluntarily for and as the act of said corporation.

a Notary Public in and for said County in said

Given under my hand and official seal, this the 30th day of

August

1994

Larry L. Halcomb

Notary Public

My Commission Expires:
January 22, 1996

Inst # 1994-27049