

THIS INSTRUMENT PREPARED BY:

Felton W. Smith
Balch & Bingham
P. O. Box 306
Birmingham, Alabama 35201
205/251-8100

802,800.00

Inst # 1994-33051
11/07/1994-33051
08:44 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
005 MCD 420.00

STATUTORY WARRANTY DEED

THE STATE OF ALABAMA }

COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by REAMER DEVELOPMENT CORPORATION, a corporation ("Grantee"), to the undersigned, NEVA WATKINS WEST, an unmarried woman ("Grantor"), the receipt and sufficiency of which is hereby acknowledged, the said Grantor does by these presents, subject to the matters set forth on Exhibit "B" attached hereto and made a part hereof, grant, bargain, sell and convey unto the said Grantee the real estate situated in Shelby County, Alabama, more particularly described on Exhibit "A" attached hereto and made a part hereof (the "Property").

TO HAVE AND TO HOLD unto Grantee, its successors and assigns, forever.

This conveyance is subject to a purchase money mortgage executed by Grantee in favor of Grantor contemporaneously herewith and which is to be recorded contemporaneously herewith.

And said Grantor does for herself, her heirs, successors and assigns, covenant with said Grantee that she is lawfully seized of said premises, that they are free from all encumbrances unless otherwise noted above, that she has a good right to sell and convey the same as aforesaid, and that she will, and her heirs, successors and assigns shall, warrant and defend the same to the said Grantee forever against the lawful claims of all persons claiming by, through or under Grantor but not otherwise.

IN WITNESS WHEREOF, the Grantor has executed this conveyance on this the 26th day of October, 1994.

WITNESS:

RdSCM

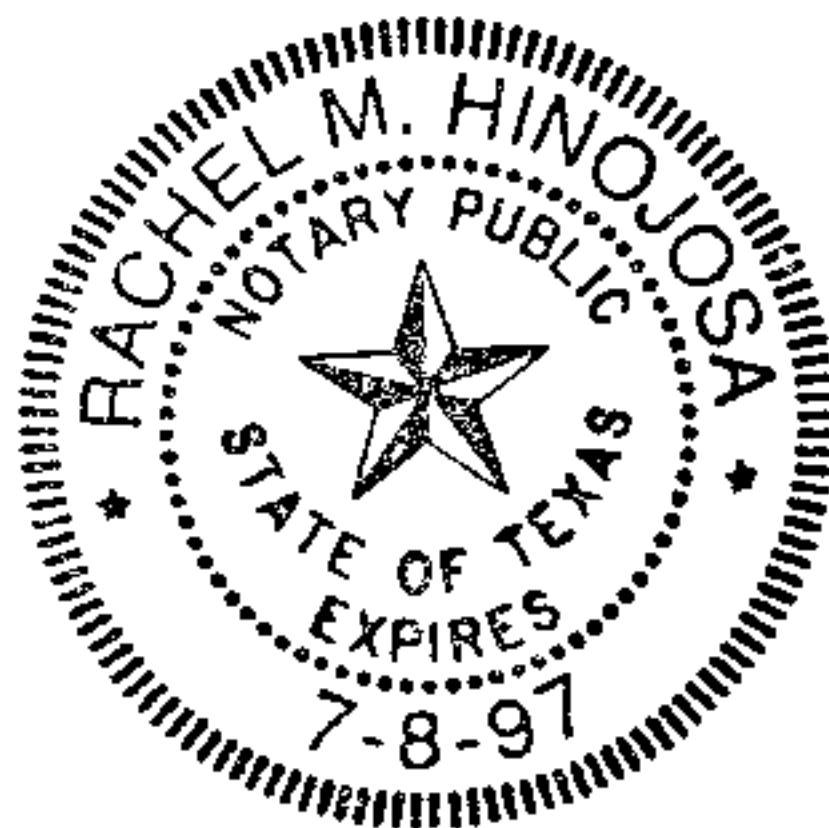
Neva Watkins West
Neva Watkins West

THE STATE OF TEXAS }

COUNTY OF HARRIS }

I, Rachel M. Hinojosa, a notary public in and for said county in said state, hereby certify that NEVA WATKINS WEST, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that, being informed of the contents of such instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24th day of October, 1994.



Rachel M. Hinojosa
Notary Public in and for
the State of Texas

Exhibit "A"

Exhibit to Statutory Warranty Deed dated October 26, 1994 from Neva Watkins West, an unmarried woman, Grantor, to Reamer Development Corporation, covering 80.28 acres, more or less, in Shelby County, Alabama. The description is as follows:

- Parcel I: All of that part of the NE 1/4 of the SW 1/4 of Section 17, Township 19 South, Range 2 West lying West of the Cahaba River.
- Parcel II: All of that part of the NW 1/4 of the SW 1/4 of Section 17, Township 19 South, Range 2 West described as follows:
- Begin at the Southeast corner of the NW 1/4 of the SW 1/4 of Section 17, Township 19 South, Range 2 West and run North along the East line thereof for 270.0 feet; thence 111 deg. 17 min. 37 sec. left and run Southwesterly for 707.07 feet to the South line of said 1/4 1/4 section; thence East along said South Line for 658.93 feet to the point of beginning; being situated in Shelby County, Alabama.
- Parcel III: All of that part of the SW 1/4 of the SW 1/4 of Section 17, Township 19 South, Range 2 West lying East of Tract No. 180, Rev. of Project No. I-65-2-(37) of the State of Alabama Highway Department (Interstate Highway 65 right of way), LESS AND EXCEPT the acreage described as follows:
- Begin at the Northwest corner of the SW 1/4 of the SW 1/4 of Section 17, Township 19 South, Range 2 West and run South along the West line thereof for 270.0 feet; thence 111 deg. 13 min. 21 sec. left and run Northwesterly for 706.70 feet to the North line of said 1/4 1/4 section; thence West along said North line for 658.93 feet to the point of beginning; being situated in Shelby County, Alabama.
- Parcel IV: All of that part of the North thirty-one (31) acres of the NW 1/4 NW 1/4 of Section 20, Township 19 South, Range 2 West lying East of Tract No. 180, Rev. of Project No. I-65-2-(37) of the State of Alabama Highway Department (Interstate Highway 65 right of way).
- Parcel V: All of that part of the North fifteen and one-half (15 1/2) acres of the W/2 of the NE 1/4 NW 1/4 of Section 20, Township 19 South, Range 2 West lying West of the Cahaba River.

Exhibit "B"

Exceptions

The Property is conveyed subject to the following:

Subject To:

1. Ad valorem taxes for the year 1995, which said taxes are not due or payable until October 1, 1995.
2. Purchase money mortgage executed by Grantee in favor of Grantor contemporaneously herewith and which is to be recorded contemporaneously herewith.
3. Easements, restrictions and exceptions of record.
4. Prior reservations of minerals of every kind and character, within and underlying the premises, together with all mining and other rights, privileges and immunities relating thereto, including, but not limited to, those set forth in instruments recorded at Deed Book 33, Page 542, Deed Book 236, Page 103 and Real Book 178, Page 521, all in the office of the Judge of Probate of Shelby County, Alabama.
5. All existing, future or potential common law or statutory rights of access between the right of way of Interstate Highway 65 and the Property.
6. Rights of way granted to the State of Alabama by instrument recorded in Deed Book 295, Page 425, in the office of the Judge of Probate of Shelby County, Alabama.
7. Agreement with Plantation Pipeline as recorded in Deed Book 145, Page 275, in the office of the Judge of Probate of Shelby County, Alabama.
8. Less and except any portion of the Property lying within the real estate subject to that certain Consent Order and Decree of Condemnation entered in Case No. 48941 filed in Miscellaneous Book 13, Page 544 and Miscellaneous Book 14,

Page 208, in Shelby County, Alabama, and Instrument No. 9405/2902 in Jefferson County, Alabama.

9. Rights of ingress and egress in and to the Property as reserved in said Condemnation Case No. 48941.
10. Streams, ways and riparian rights of third parties, if any.

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