

Send Tax Notice To:
Marleen F. John
351 Talon Drive
Birmingham, Alabama 35242
PID#

CORPORATE FORM WARRANTY DEED

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of

One Hundred Forty-Four Thousand Nine Hundred and 00/100'S *** (\$144,900.00)

to the undersigned Grantor,

Reamer Development Corporation

an Alabama Corporation, (herein referred to as Grantor) does by these presents grant, bargain, sell and convey unto

Marleen F. John

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

\$ 133150 of the above recited consideration was paid from the proceeds of a mortgage loan of even date executed simultaneously herewith.

Subject to Ad Valorem taxes for the year 1995 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 recorded in Real , Page , and all rights and privileges incident thereto.

NOTE: Map Book 18, Page 2 shows the following reservation: "Sink Hole Prone Area: 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 Commission, 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 other purposes whatsoever. The subdivision is underlain by limestone and thus may be subject to lime sink activity even though there is no visible evidence of sink holes on the property."

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.

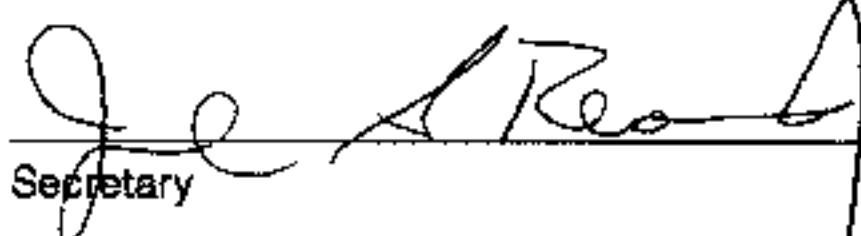
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SHELBY COUNTY JUDGE OF PROBATE
002 MCD 23.00

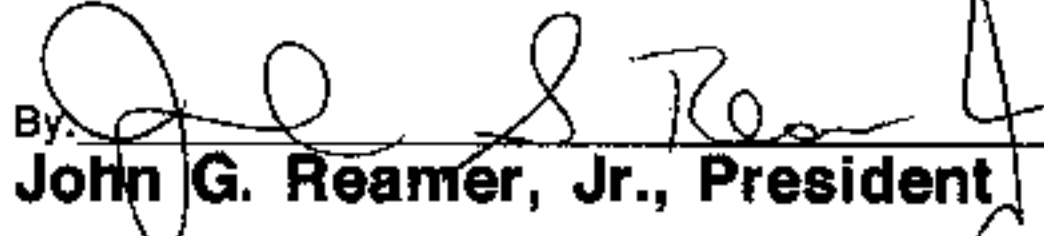
Inst # 1994-33543

IN WITNESS WHEREOF, the said Grantor by its **President**, who is authorized to execute this conveyance, hereto set its signature and seal this **31st** day of **October, 1994**.

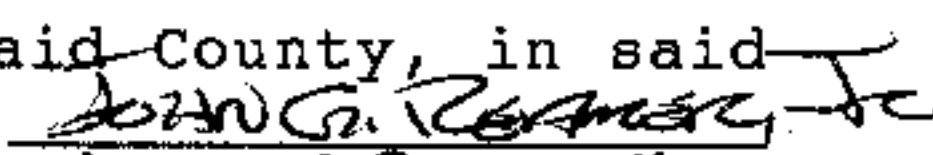
Attest:

Reamer Development Corporation


Secretary

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.** and  whose names as **President** and **Secretary** of **Reamer Development Corporation**, an Alabama Corporation, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they as such officers 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 **31st** day of **October, 1994**.


Notary Public
My commission expires: 09/21/98

94179RB

This instrument prepared by:

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

Inst. # 1994-33543

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