

THIS INSTRUMENT PREPARED BY:
S. KENT STEWART
STEWART, DAVIS & HUMPHREY, P.C.
3800 Colonnade Pkwy, Suite 650
Birmingham, AL 35243

Send Tax Notice To:
ROBERT J. REINAGEL
DEBRA J. REINAGEL
609 Brooks Lane
Birmingham, AL 35244

CORPORATE WARRANTY DEED
WITH SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS, that in consideration of
--ONE HUNDRED NINETY THOUSAND AND NO/100'S---- DOLLARS
(\$ 190,000.00) to the undersigned GRANTOR, in hand paid by the
GRANTEES herein, the receipt whereof is hereby acknowledged,

ROBERT S. GRANT CONSTRUCTION, INC.

(hereinafter referred to as GRANTOR) grant, bargain, sell and
convey unto:

ROBERT J. REINAGEL AND DEBRA J. REINAGEL

hereinafter referred to as GRANTEES, as joint tenants, with the
right of survivorship, the following described real estate,
situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 4, according to the Survey of The Highlands, First
Sector, as recorded in Map Book 17, Page 100, in the
Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

Easements, restrictions and right of ways of record.
1995 taxes, a lien not yet due and payable.

\$ 150,000.00 of the purchase price recited above was
paid from the proceeds of a purchase money mortgage
recorded simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint
tenants, with the right of survivorship, the heirs and assigns
forever; it being the intention of the parties to this conveyance,
that, unless the joint tenancy hereby created is severed or
terminated during the joint lives of the Grantees herein, in the
event one Grantee herein survives the other, the entire interest in
fee simple in and to the property described hereinabove shall pass
to the surviving Grantee, and if one does not survive the other,
then the heirs and assigns of the Grantees herein shall take as
tenants in common.

AND SAID GRANTOR does for itself, its successors and
assigns, covenant with said GRANTEES, their successors and assigns,
that it is lawfully seized in fee simple of said premises, that
they are free from all encumbrances unless otherwise noted above,
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 successors and assigns
forever, against the lawful claims of all persons.

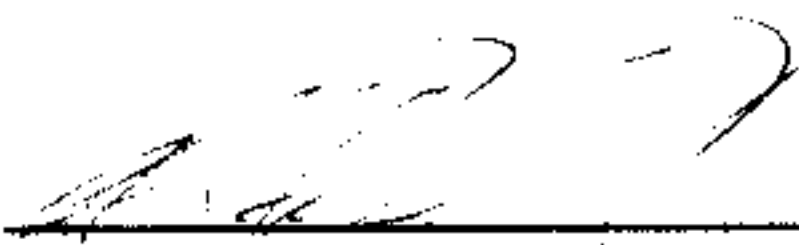
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SHELBY COUNTY JUDGE OF PROBATE
002 MCD 51.00

Inst # 1994-35408

IN WITNESS WHEREOF, the said GRANTOR, by its President, Robert S. Grant, who us authorized to execute this conveyance has hereto set her signature and seal, this the 18th day of November, 1994.

ROBERT S. GRANT CONSTRUCTION, INC.

BY: 

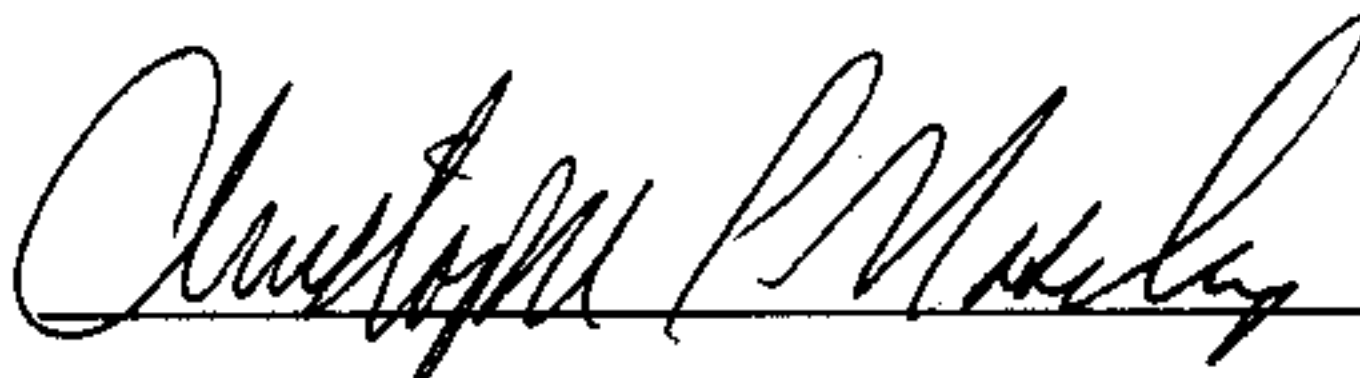
Robert S. Grant, President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Robert S. Grant, President of Robert S. Grant Construction, Inc., an Alabama 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 this conveyance and with full authority as such officer, he executed the same voluntarily for and as the act of said corporation.

Given under our hands and official seals this the 18th day of November, 1994.

My Commission Expires:
MY COMMISSION EXPIRES OCTOBER 27, 1997


Notary Public
Inst # 1994-35408

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