

PID#

CORPORATE FORM WARRANTY DEED

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of

Thirty-Seven Thousand and 00/100'S *** (\$37,000.00)

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

J. Scott Homes, Inc.

(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 305, according to the Survey of Eagle Point, Third Sector, Phase 2, as recorded in Map Book 18, Page 34, in the Probate Office of Shelby County, Alabama.

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 of record and all rights and privileges incident thereto.

THE ATTORNEY PREPARING THIS INSTRUMENT HAS NOT SEARCHED THE TITLE OF THE PROPERTY CONVEYED HEREIN, NOR MAKES ANY REPRESENTATION CONCERNING THE VALIDITY OF THE SAME.

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.

The full consideration quoted above was paid from a mortgage loan closed simultaneously herewith.

Inst # 1995-07648

03/24/1995-07648
10:50 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
12.00

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B. L. Williams

Inst # 1995-07648

IN WITNESS WHEREOF, the said Grantor by its **President**, who is authorized to execute this conveyance, hereto set its signature and seal this 15th day of March, 1995.

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 John G. Reamer, Jr. 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 15th day of March, 1995.

Notary Public

My commission expires: 09/21/98

EAGLE3

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 # 1995-07648

03/24/1995-07648
10:50 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
NCO 12.00