

This Instrument Was Prepared By:
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Attorney-at-Law
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Birmingham, Alabama 35216

STATE OF ALABAMA
COUNTY OF JEFFERSON

CORPORATION WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of **TWO HUNDRED SEVENTY EIGHT THOUSAND THREE HUNDRED EIGHTY DOLLARS AND 00 CENTS (US\$278,380.00)** Dollars to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, **Reamer Development Corporation**, a Corporation (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto **Jonathan P. Betbeze and wife, Anne N. Betbeze**, (hereinafter referred to as GRANTEES), the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

Lot 521, according to the Map and Survey of Eagle Point 5th Sector, as recorded in Map Book 18, Page 138 in the Office of the Judge of Probate of Shelby County, Alabama.

NOTE: \$170,000.00 of the above purchase price is in the form of a mortgage in favor of Matrix Financial Services Corporation, executed and recorded simultaneously herewith.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Together with all and singular the tenements, hereditaments, and appurtenances, thereto belonging or in any wise appertaining and the reversion or the reversion, remainder or remainders, rents, issues, and profits thereof; and also all the estate, right, title, interest dower and the right of dower, property possession, claim and demand whatsoever, as well in law as in equity, of the said GRANTOR, of, in, and to the same and every part of parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD all and singular, the above mentioned and described premises, together with the appurtenances, unto the said GRANTEES, GRANTOR heirs and assigns forever. And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, their heirs 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 is entitled to the immediate possession thereof; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Reamer Development Corporation, a Corporation, has hereunto set its signature by John Reamer its President duly authorized on this the 16TH day of MARCH, 1995.

Reamer Development Corporation

By John Reamer JR
175. PRESIDENT

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a notary public in and for said county in said state, hereby certify that John Reamer, 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.

Given under my hand and official seal this the 16th day of MARCH, 1995.

Onnie D. Dickerson
Notary Public

My Commission Expires: 4/23/96

Inst. # 1995-09150

04/10/1995-09150
10:15 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 117.00

Inst # 1995-09150