

This instrument was prepared by

Send Tax Notice To: David M. Wells

(Name) DAVID F. OVSON Attorney at Law

name
360 Talon Drive
address

(Address) 728 Shades Creek Parkway #120, Birmingham, Alabama 35296 Birmingham, Alabama 35242
CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED SIXTY TWO THOUSAND SEVEN HUNDRED FIFTY AND NO/100-----
-----DOLLARS (\$162,750.00)

to the undersigned grantor, Reamer Development Corporation

(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto David M. Wells and wife, Margaret H. Wells

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them 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 213, according to the Map and Survey of Eagle Point, 2nd Sector - Phase 1, as recorded in Map Book 18, Page 2, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 1995, which are a lien, but not yet due and payable until October 1, 1995.
2. A 25 foot building line from Talon Drive and a 20 foot drainage easement running irregularly through the rear of subject property as shown by recorded plat.
3. Restrictions as recorded in Deed Book 206, page 448, Instrument No. 1994-06783 and as shown by recorded Map Book 18, page 2.
4. Covenants, reservations, easements and rights of way as recorded in Deed Book 290, page 842.
5. Right of way to the State of Alabama as recorded in Lis Pendens Book 5, page 434. and Probate Minute Book 42, page 267.
6. Transmission Line Permit to Alabama Power Company as recorded in Deed Book 111, page 408.
7. The subdivision shown hereon, including lots and streets, lies in an area where natural sinks have occurred.

\$125,000.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1995-12034

05/08/1995-12034
01:21 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 46.50

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, John G. Reamer, Jr. who is authorized to execute this conveyance, has hereto set its signature and seal, this the 1st day of May

1995

Reamer Development Corporation

ATTEST:

By John G. Reamer, Jr., President

STATE OF Alabama
COUNTY OF Jefferson

I, David F. Ovson

a Notary Public in and for said County in said

State, hereby certify that John G. Reamer, Jr. whose name is 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 1st day of May 1995

David F. Ovson
Notary Public

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