

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Theibert, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Reamer Development Corp.
P.O. Box 380785
Birmingham, AL 35238

Inst # 1997-06002

CORPORATION WARRANTY DEED

THE STATE OF ALABAMA)
: KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF JEFFERSON)

That in consideration of Nine Hundred Twenty-five Thousand Five Hundred and NO/100, (\$925,500.00), DOLLARS, in hand paid to the undersigned, Tour Golf Shops Limited, Inc., a corporation, (hereinafter referred to as "GRANTOR"), by Reamer Development Corp., (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated in Shelby County, Alabama, to wit:

A parcel of land located in Shelby County, Alabama and being more particularly described as follows:

Commence at the point of beginning at the northeast corner of the southeast quarter, of the northwest quarter of Section 11, Township 19 South, Range 2 West; run thence north 87 degrees 20 minutes 33 seconds west along the north line of the southeast quarter of the northwest quarter of said Section for 1324.0 feet to the northwest corner of said quarter quarter section run thence south 00 degrees 22 minutes 12 seconds east along the west line of said quarter-quarter section for 1333.92 feet to the southwest corner of said quarter-quarter section; run thence south 87 degrees 26 minutes 37 seconds east along the south line of said quarter-quarter section for 280.29 feet to the northwest right of way of County Road Number 17; run thence in a northeasterly direction along said right of way and a curve to the right having a radius of 1185.92 feet for an arc distance of 154.55 feet (said arc having a chord bearing of north 32 degrees 38 minutes 03 seconds east and a chord distance of 154.44 feet) run thence north 36 degrees 22 minutes 03 seconds east along said right of way for 270.26 feet; run thence in a northeasterly direction along said right of way and a curve to the right having a radius of 2078.24 feet for an arc distance of 690.05 feet (said arc having a chord bearing of north 45 degrees 52 minutes 47 seconds east and a chord distance of 686.89 feet) run thence north 55 degrees 23 minutes 31 seconds east along said right of way for 288.99 feet; run thence in a northeasterly direction along said right of way and a curve to the left having a radius of 2824.79 feet for an arc distance of 446.75 feet (said arc having a chord bearing of north 50 degrees 51 minutes 40 seconds east and a chord distance of 446.29 feet) run thence north 87 degrees 20 minutes 33 seconds west for 287.01 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the current year, 1997.
2. Restrictions, covenants and conditions as set out in Instrument recorded in Deed 115, page 497, in said Probate Office.
3. Transmission Line Permit to Alabama Power Company as recorded in Real 65, Page 19; Deed 129, Page 548; Deed 179, Page 371; Deed 205, Page 679 and Lis Pendens in Real 42, Page 24, in said Probate Office.
4. Rights of Way granted to Shelby County by instrument recorded in Deed 177, Pages 21 and 31, in said Probate Office.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed 65, Page 96 in said Probate Office.
6. Deed for ingress and egress as set out in Deed 115, page 497.

ALL of the purchase price recited above was paid by a purchase money mortgage executed simultaneously with delivery of this deed.

TO HAVE AND TO HOLD to the said GRANTEE, its successors and assigns forever.

And said Tour Golf Shops Limited, Inc., a corporation does for itself, its successors and assigns, covenant with the said GRANTEE, its 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; that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all

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SHELBY COUNTY JUDGE OF PROBATE
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persons.

GRANTEE understands that acceptance of this deed constitutes acceptance of all of the terms, conditions and obligations of all protective covenants and restrictions as set out hereinabove.

IN WITNESS WHEREOF, the said Tour Golf Shops Limited, Inc., a corporation by its Vice President, William C. McDonald, III, who is authorized to execute this conveyance, has hereto set its signature and seal, this 20th day of February, 1997.

ATTEST:

Tour Golf Shops Limited, Inc.

Nancy A. McDonald

BY:
ITS:

See.

William C. McDonald III (SEAL)

By: William C. McDonald, III
Its: President

Reamer Development Corp.

John G. Reamer, Jr. (SEAL)

By: John G. Reamer, Jr.
Its: President

THE STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that William C. McDonald, III, whose name as President of Tour Golf Shops Limited, Inc., 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 20th day of February, 1997.

Raven Sue Underwood

NOTARY PUBLIC

My commission expires: MY COMMISSION EXPIRES JUNE 28, 1997

THE STATE OF ALABAMA)
 ;
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that John G. Reamer, Jr., whose name as President of Reamer Development Corp., 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 20th day of February, 1997.



NOTARY PUBLIC

My commission expires:

MY COMMISSION EXPIRES JUNE 25, 1997

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