

This instrument was prepared by:

Jim Pino
Attorney at Law
P.O. Drawer 623
Alabaster, AL 35007

TITLE NOT EXAMINED
Legal Description
Furnished by Grantee

WARRANTY DEED

TAX VALUE \$ _____

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred Sixty-Nine Thousand, Six Hundred Seventy-Six and 41/100 (\$169,676.41) Dollars, and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantee herein the receipt of which is hereby acknowledged, MARY JANE BAKER, a single woman, GRANTOR herein, does hereby grant, bargain, sell and convey unto REAMER DEVELOPMENT CORPORATION, GRANTEE herein, in fee simple, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 242, according to the Map and Survey of Eagle Point, 2nd Sector, Phase 2, as recorded in Map Book 19, Page 67, in the Probate Office of Shelby County, Alabama.

Subject to Ad Valorem taxes for the year 1996 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 privileges incident thereto.

TO HAVE AND TO HOLD unto the said Grantee, in fee simple, and to Grantee's heirs and assigns in fee simple, forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

02/26/1997-06022
11:19 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 181.00

Inst # 1997-06022

IN WITNESS WHEREOF, I have hereunto set my hand(s)
and seal(s), this 19th day of February, 1997.

Mary Jane Baker (Seal)
MARY JANE BAKER

STATE OF ALABAMA)

COUNTY OF)

I, the undersigned, a Notary Public in and for said County, in
said State, hereby certify that Mary Jane Baker whose name 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 she executed the same voluntarily
on the date the same bears date.

Given under my hand and official seal this 19th day of
February, A.D., 1997.

[Signature]
Notary Public

MCE 6/17/2000

Inst # 1997-06022

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