

Send Tax Notice To:

S.J. Betbeze, Jr.

Lot 5, Eagle Point 12th Sector

Birmingham, Alabama 35242

PID#

329 W. Hillcrest Ln

Birmingham, AL

35244

**CORPORATE FORM WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA
Shelby COUNTY**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of

Thirty-Five Thousand and 00/100 (\$35,000.00) Dollars

in hand paid to

Reamer Development Corporation

an Alabama Corporation, (herein referred to as "Grantor"), the receipt of which is hereby acknowledged, said Grantor does by these presents grant, bargain, sell and convey unto

S.J. Betbeze, Jr. and Cecelia Betbeze

(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 5, according to the Survey of Eagle Point, 12th Sector, Phase 1, as recorded in Map Book 22, Page 43 A & B, in the Probate Office of Shelby County, Alabama.

Subject to Ad Valorem taxes for the year 1997 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.
GRANTOR HEREIN RESERVES THE RIGHT TO REPURCHASE THE PROPERTY CONVEYED HEREIN FOR THE CONSIDERATION PAID HEREIN IN THE EVENT A RESIDENTIAL STRUCTURE IS NOT BEGUN WITHIN ONE (1) YEAR OF THE DATE OF THIS DEED.

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 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; it being the intention of the parties to this conveyance, that, unless the joint tenancy hereby created is severed or terminated during the joint lives of the **GRANTEES** herein, in the event one **GRANTEE** herein survives the other, the entire interest in fee simple in and to the property described hereinabove shall pass to the surviving **GRANTEE**, and if one does not survive not survive the other, then the heirs and assigns of the **GRANTEES** herein shall take as tenants in common.

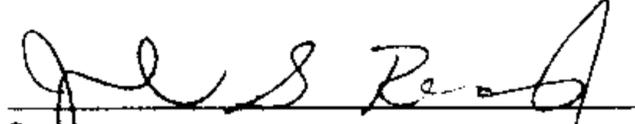
And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that 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.

1997-22657
OCT 18/1997-22657
11:29 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
1997 REC

IN WITNESS WHEREOF, the said Grantor by its **President**, who is authorized to execute this conveyance, hereto set its signature and seal this **23rd** day of **May, 1997**.

Attest:

Reamer Development Corporation

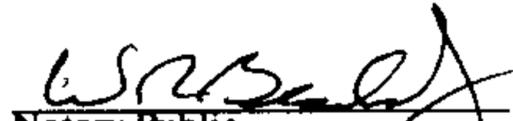

Secretary

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 _____ 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 **23rd** day of **May, 1997**.


Notary Public
My commission expires: **09/21/98**

EAGLE12

This instrument prepared by:
W. Russell Beals, Jr., Attorney at Law
BEALS & ASSOCIATES, P.C.
200 Cahaba Park South, Suite 104
Birmingham, AL 35242

Inst # 1997-22657

07/18/1997-22657
11:29 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 47.00