

THIS INSTRUMENT PREPARED BY:
Courtney Mason & Associates, P.C.
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244

GRANTEE'S ADDRESS:
Alliston Properties, L.L.C.

STATE OF ALABAMA)
COUNTY OF SHELBY)
CORPORATION
GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Three Hundred Seventy-Five Thousand and 00/100 (\$375,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Reamer Development Corporation**, a corporation (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Alliston Properties, L.L.C.**, a limited liability company, (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

See Attached Exhibit A for Legal Description

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land⁴ above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs 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, hereto set his signature and seal this the 28th day of August, 1998.

Reamer Development Corporation

By: John G. Reamer, Jr., President

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, 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 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.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 28th day of August, 1998.

NOTARY PUBLIC

My Commission Expires:

10/3/2001

MARK L. ROWE
MY COMMISSION EXPIRES
10 / 03 / 2001

Inst # 1998-34057

09/01/1998-34057
09:22 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 386.00

Exhibit "A"

Lot C-5 and a Portion of Lot C-4, according to the Survey of Eagle Point, First Sector, Phase II as recorded in Map Book 14, Page 113, in the Office of the Judge of Probate of Shelby County, Alabama. That portion of Log 6-6 more particularly described as follows:

A PART OF LOT C-4 ACCORDING TO EAGLE POINT FIRST SECTOR - PHASE II AS RECORDED IN MAP BOOK 14, PAGE 113 IN THE OFFICE OF PROBATE OF SHELBY COUNTY, ALABAMA AND ALSO AN ACREAGE TRACT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA, AND RUN EASTERLY ALONG THE SOUTH LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 1,330.20 FEET TO A POINT ON THE CENTERLINE OF TALON COURT; THENCE TURN 78°28'10" LEFT AND RUN NORTHEASTERLY ALONG SAID TALON COURT CENTERLINE 32.94 FEET; THENCE TURN 90°00'00" RIGHT AND RUN 183.12 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY #280; THENCE TURN 90°08'35" LEFT AND RUN NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE 72.52 FEET; THENCE TURN 08°38'57" RIGHT AND RUN NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE 202.69 FEET; THENCE TURN 08°31'57" LEFT AND RUN NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE 286.96 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE AND ALONG SAID ROAD RIGHT OF WAY FOR 383.12 FEET TO THE NORTHEAST CORNER OF SAID LOT C-4; THENCE TURN 50°24'48" LEFT AND RUN NORTHWESTERLY ALONG THE NORTHEAST LINE OF SAID LOT C-4 FOR 434.76 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF EAGLE POINT PARKWAY; THENCE TURN 136°46'35" LEFT TO THE TANGENT OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 335.00 FEET, AND RUN ALONG THE ARC OF SAID CURVE AND SAID ROAD RIGHT OF WAY FOR 430.30 FEET TO THE NORTHWEST CORNER OF SAID LOT C-4; THENCE TURN 89°54'34" LEFT AND RUN SOUTHEASTERLY FOR 139.04 FEET; THENCE TURN 43°34'39" RIGHT AND RUN SOUTHWESTERLY FOR 95.65 FEET; THENCE TURN 22°41'47" LEFT AND RUN SOUTHWESTERLY 91.00 FEET; THENCE TURN 87°02'13" LEFT AND RUN SOUTHEASTERLY FOR 506.55 FEET TO THE POINT OF BEGINNING. CONTAINING 5.57 ACRES.

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