

PID#

## **CORPORATE FORM WARRANTY DEED**

**STATE OF ALABAMA**  
**Shelby COUNTY**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of

**Forty-One Thousand Nine Hundred and 00/100 (\$41,900.00) 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

**Modern South Homes, Inc.**

(herein referred to as Grantee, whether one or more), 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 820, according to the Map and Survey of Eagle Point, 8th Sector as recorded in Map Book 24, Page 127 A & B, in the Probate Office of Shelby County, Alabama,**

Subject to Ad Valorem taxes for the year 1999 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.

**NOTE:** Map Book 24, Page 127 A & B show the following reservation: Sink Hole Prone Areas-The Subdivision shown hereon including lots and streets, lies in an area where natural lime sinks may occur. Shelby County, the Shelby County Engineer, the Shelby County Planning Commissioner, and the individual members thereof and all other agents, servants or employees of Shelby County, Alabama, make no representations that the lots and streets are safe or suitable for residential construction, or for any purpose whatsoever. "Area underlain by limestone and thus may be subject to lime sink activity."

**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 Grantee, his, her or their heirs and assigns forever.

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.


Inst # 1999-03468


01/26/1999-03468  
10:50 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CRH 12.00

IN WITNESS WHEREOF, the said Grantor by its **President**, who is authorized to execute this conveyance, hereto set its signature and seal this **13th** day of **November, 1998**.

Attest:

Reamer Developemnt Corporation

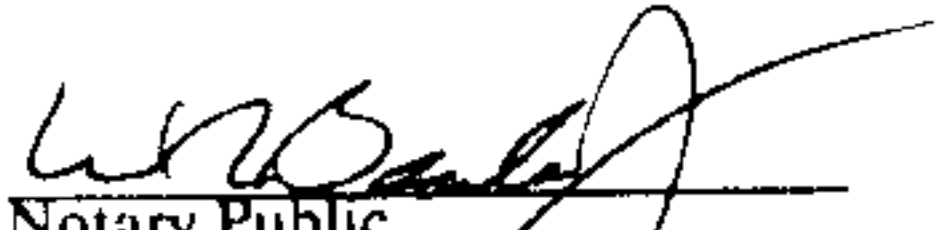
  
Secretary

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 Developemnt 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 **13th** day of **November, 1998**.

  
Notary Public  
My commission expires: **09/21/02**

DEED

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

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12.00