

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

Inst # 1999-04526

02/02/1999-04526
10:43 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 CRN 112.00

SEND TAX NOTICE TO:
American Homes & Land Corporation
260 Commerce Parkway
Pelham, AL 35124

WARRANTY DEED

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

That in consideration of Ninety-Six Thousand and No/100, (\$96,000.00), DOLLARS, in hand paid to the undersigned, Reamer Development Corporation, a corporation, (hereinafter referred to as "GRANTOR"), by American Homes & Land Corporation, a corporation, (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:

Parcel 1

Lot 832, according to the Survey of Eagle Point, 8th Sector, Phase I, as recorded in Map Book 24, Page 127 A & B in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.
Mineral and mining rights excepted.

Parcel 2

Lots 905 and 911, according to the Survey of Eagle Point, 9th Sector, as recorded in Map Book 22, Page 102, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.
Mineral and mining rights excepted.

SUBJECT TO:

1. Ad valorem taxes for the 1999 tax year.
2. Easements as shown by recorded plat. (Parcel 1)
3. Building setback line of 30 feet reserved from Eagle Hollow Circle as shown by plat. (Parcel 1)
4. Restrictions, covenants and conditions as set out in instruments recorded in Deed 206, Page 448 and also restrictions recorded as Instrument #1998-49271 in Probate Office. (Parcel 1)
5. Transmission Line Permits to Alabama Power Company as shown by instruments recorded in Deed 111, Page 408, Deed 149, Page 380 and Deed 109, Page 70 in Probate Office. (Parcel 1)
6. Reservation for an 80 foot easement as shown by instrument recorded in Inst. #1994-20416 in Probate Office. (Parcel 1)
7. 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 331, Page 262 and Deed 81, Page 417 in Probate Office. (Parcel 1)

8. Release of damages as set out in instrument recorded in Inst. #1996-26590 in Probate Office. (Parcel 1)
9. Covenant releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instrument recorded in Map Book 24, Page 127 in Probate Office. (Parcel 1)
10. Restrictions, limitations and conditions as set out in Map Book 24, Page 127. (Parcel 1)
11. Rights of others to use in and to Easements and Right-of-Way as set out by instrument recorded in Deed 290, Page 842 in Probate Office. (Parcel 1)
12. Reservation of Right of Way as set out in Inst. #1996-26590 in Probate Office. (Parcel 1)
13. Rights of others in and to use easements and right of way as set out in Deed 290, Page 848 in Probate Office.
14. Ingress, Egress and Utility easement as set out in Inst. #1998-42638 in Probate Office. (Parcel 1)
15. Building setback line as shown per plat from Eagle Crest Road an Eagle Crest Circle. (Parcel 2)
16. Easements as shown by recorded plat. (Parcel 2)
17. Restrictions, covenants and conditions as set out in instruments recorded in Deed Book 206, Page 448 and Inst. #1997-19270 in Probate Office. (Parcel 2)
18. Easements to South Central Bell as shown by instrument recorded in Deed Book 336, Page 224 and Deed Book 337, Page 245 in Probate Office. (Parcel 2)
19. 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 Book 290, Page 842 and Deed Book 343, Page 561 in Probate Office. (Parcel 2)
20. Use Easement to The Peggy P. Scotch Charitable Remainder Unitrust to Joe and Wayne Scotch dated April 29, 1994 and reaffirmed December 12, 1994, and recorded in Inst. #1994-36373 in Probate Office. (Parcel 2)
21. Release of damages as set out in instrument recorded in Inst. #1996-26590 and Inst. #1993-24184 in Probate Office. (Parcel 2)
22. Restrictions, limitations and conditions as set out in unrecorded plat of Eagle Point, 9th Sector as surveyed by Jeff Arrington. (Parcel 2)
23. Reservation of easement rights and rights of ways and the right of others to the use thereof reserved in Inst. #1996-01572, Deed Book 290, Page 842, Deed Book 343, Page 561, Inst. #1996-26590 and Real 223, Page 688 in Probate Office. (Parcel 2)
24. Covenant releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instrument recorded in Map Book 22, Page 102 in Probate Office. (Parcel 2)
25. Restrictions, limitations and conditions as set out in Map Book 22, Page 102. (Parcel 2)

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

And said Reamer Development Corporation, 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 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.

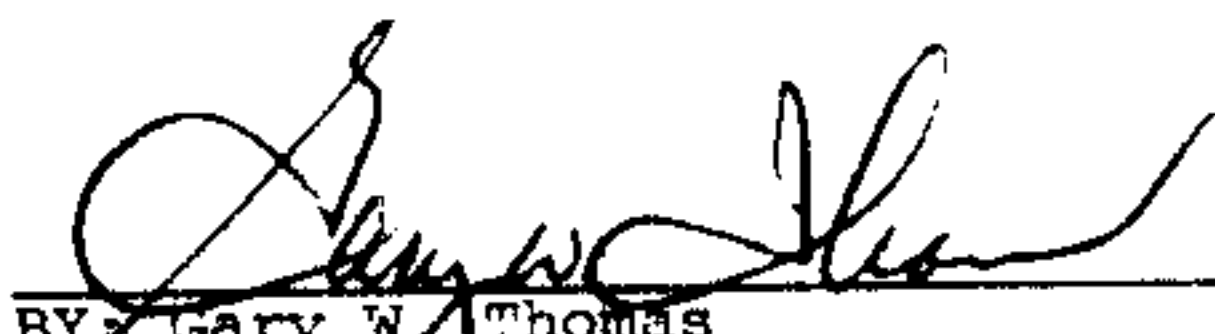
IN WITNESS WHEREOF, the said Reamer Development Corporation, a corporation, by JOHN G. REAMER, JR., its PRESIDENT, who is authorized to execute this conveyance, has hereto set its signature and seal, this 25th day of January, 1999.

IN WITNESS WHEREOF, the GRANTEE, American Homes & Land Corporation, a corporation, by Gary W. Thomas, its President, who is authorized to execute this conveyance, has hereto set its signature and seal, this 25th day of January, 1999.

Reamer Development Corporation

 (SEAL)
BY: John G. Reamer, Jr.
ITS: PRESIDENT
GRANTOR

American Homes & Land Corporation

 (SEAL)
BY: Gary W. Thomas
ITS: President
GRANTEE

THE STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

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 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.

Given under my hand and official seal this 25th day of January, 1999.


NOTARY PUBLIC
My commission expires: MY COMMISSION EXPIRES 12/31/2000

THE STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Gary W. Thomas whose name as President, of American Homes & Land Corporation, as GRANTEE, 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 25th day of January, 1999.



NOTARY PUBLIC

My commission expires: MY COMMISSION EXPIRES MAY 21, 2000

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SHELBY COUNTY JUDGE OF PROBATE
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