

THIS INSTRUMENT IS BEING RE-RECORDED TO ATTACH THE EXHIBIT "A"

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

SEND TAX NOTICE TO:

R. Shan Paden  
PADEN & PADEN  
Attorneys at Law  
100 Concourse Parkway, Suite 130  
Birmingham, Alabama 35244

JIMMY K. TAYLOR  
5156 STONEHAVEN DRIVE  
BIRMINGHAM, AL 35244

Inst # 1999-04554

STATE OF ALABAMA)

02/02/1999-04554

COUNTY OF SHELBY)

11:36 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

# WARRANTY DEED

**Know All Men by These Presents:** That in consideration of THREE HUNDRED FOUR THOUSAND and 00/100 (\$304,000.00) DOLLARS to the undersigned grantor, REAMER DEVELOPMENT CORPORATION in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto JIMMY K. TAYLOR and DEBRA P. TAYLOR, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 1119, ACCORDING TO THE MAP OF INTENT OF EAGLE POINT, 11TH SECTOR, TO BE RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

ALSO DESCRIBED AS SHOWN ON THE ATTACHED EXHIBIT "A".

## SUBJECT TO:

1. Taxes for the year beginning October 1, 1997 which constitutes a lien but are not yet due and payable until October 1, 1998.
2. Right of way to the State of Alabama as recorded in Book 42, page 267 and Book 5, page 434.
3. Covenants as recorded in Deed Book 290, page 842.
4. Right of way to Shelby County as recorded in Deed Book 278, page 893 and Deed Book 135, page 53.
5. Right of Way to Alabama Power Company as recorded in Deed Volume 109, page 70, Deed Volume 149, page 380, Deed Volume 129, page 418; Deed Volume 111, page 408; Deed Volume 124, page 381; Deed Volume 146, page 408; Deed Volume 124, page 491 and Deed Volume 124, 516.
6. \$235,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

**TO HAVE AND TO HOLD** Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, 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 shall pass to the surviving grantee, and if one does 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,

Inst # 1998-23828

Inst # 1998-23828

06/26/1998-23828

10:29 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

02 FEB 1999

covenant with the said GRANTEES, 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, unless otherwise noted above; 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 GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, REAMER DEVELOPMENT CORPORATION, by its , JOHN REAMER who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 10th day of June, 1998.

REAMER DEVELOPMENT CORPORATION

By:

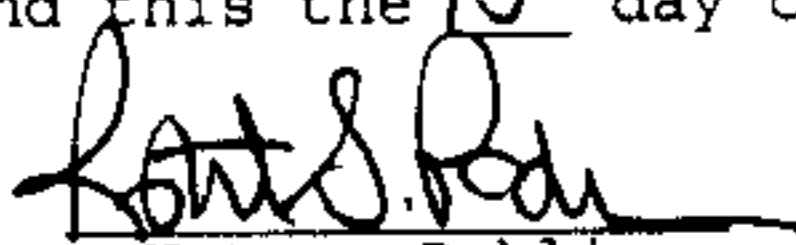
JOHN REAMER

STATE OF ALABAMA)  
COUNTY OF SHELBY)

#### ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JOHN REAMER, whose name as 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 10<sup>th</sup> day of June, 1998.

  
Notary Public

My commission expires:

7/16/98

Inst # 1998-23828

06/26/1998-23828  
10:29 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 NEL 00.00

EXHIBIT "A"

A PARCEL OF LAND KNOWN OR TO BE KNOWN AS LOT 1119, ACCORDING TO THE SURVEY OF EAGLE POINT, 11TH SECTOR, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA AND RUN WESTERLY ALONG THE NORTH LINE OF SAID 1/4-1/4 SECTION FOR 693.87 FEET TO THE NORTHEAST CORNER OF LOT 931, 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; THENCE TURN 90 DEGREES 00'" LEFT AND RUN SOUTHERLY ALONG THE EAST LOT LINE OF SAID LOT 931 FOR 220.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF EAGLE POINT CIRCLE AND THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE TURN 90 DEGREES 00'" LEFT TO THE TANGENT OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 225.00 FEET AND RUN ALONG THE ARC OF SAID CURVE FOR 152.80 FEET TO THE POINT OF TANGENT; THENCE RUN SOUTHEASTERLY ALONG SAID TANGENT FOR 17.72 FEET TO THE POINT OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET AND RUN ALONG THE ARC OF SAID CURVE FOR 39.27 FEET TO THE POINT OF TANGENT; THENCE RUN SOUTHWESTERLY ALONG SAID TANGENT FOR 26.18 FEET TO THE POINT OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 4112.26 FEET AND RUN ALONG THE ARC OF SAID CURVE FOR 93.36 FEET TO A POINT; THENCE TURN 90 DEGREES 00'" RIGHT FROM THE TANGENT TO SAID CURVE AT SAID POINT AND RUN NORTHWESTERLY FOR 203.30 FEET; THENCE TURN 51 DEGREES 08' 05" RIGHT AND RUN NORTHERLY FOR 57.75 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF EAGLE POINT CIRCLE; THENCE TURN 88 DEGREES 38' 45" RIGHT AND RUN EASTERLY ALONG SAID ROAD RIGHT OF WAY FOR 71.30 FEET TO THE POINT OF BEGINNING.

Inst # 1999-04554

02/02/1999-04554  
11:36 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 CRH 14.50