

STATE OF ALABAMA)
JEFFERSON COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of THIRTY SEVEN THOUSAND NINE HUNDRED DOLLARS AND NO/100 (\$37,900.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, REAMER DEVELOPMENT CORPORATION, an Alabama Corporation (GRANTOR) does grant, bargain, sell and convey unto J.E. PATE DEVELOPMENT COMPANY (GRANTEE), the following described real estate situated in JEFFERSON COUNTY, ALABAMA to-wit:

LOT 837, ACCORDING TO THE SURVEY OF EAGLE POINT, 8TH SECTOR, PHASE 1, AS RECORDED IN MAP BOOK 24, PAGE 127 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to:

Taxes for the year 1999 which constitute a lien, but are not due and payable until October 1, 1999 AND are to be paid by GRANTOR.

Building setback line of 30 feet reserved from Eagle Point Circle as shown by plat.

Easements as shown by recorded plat, including an irregular easement within building setback lines of lot.

Restrictions, covenants and conditions as set out in instrument(s) recorded in Deed 206 Page 448 and Inst. # 1998-49271 in Probate Office.

Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 111 Page 408 and Deed 149 Page 380 and Deed 109 Page 70 in Probate Office.

Easement(s) as shown by instrument recorded in Inst. # 1994-20416 in Probate Office.

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.

Release(s) of damages as set out in instrument(s) recorded in Inst. # 1996-26590 in Probate Office.

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 A & B in Probate Office; the policy will insure that any violation of this covenant will not result in a forfeiture or reversion of title.

Restrictions, limitations and conditions as set out in Map Book 24 Page 127 A & B.

Rights of others to use in and to Easements and Right(s)-of-Way(s) as set out by instrument(s) recorded in Deed 290 Page 842 in Probate Office.

Reservation of Right of Way as set out in Inst. # 1996-26590 in Probate Office.

Rights of others in and to use easements and right of way as set out in Deed 290 Page 848 in Probate Office.

Inst # 1999-08829

03/03/1999-08829
11:16 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 12.00

ALL OF THE CONSIDERATION WAS PAID FROM A MORTGAGE LOAN.

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

GRANTEE understands that acceptance of this deed constitutes acceptance of all of the terms, conditions and obligations of the Declaration of Protective Covenants for Camden Place as set out hereinabove.

IN WITNESS WHEREOF, the said GRANTOR has caused this conveyance to be executed this the 26th day of February, 1999.

REAMER DEVELOPMENT CORPORATION,
An Alabama Corporation

By: 

JOHN G. REAMER, JR.
ITS PRESIDENT

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that JOHN G. REAMER whose name as President of REAMER DEVELOPMENT CORPORATION, an Alabama 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 said 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 of office this 26th day of February, 1999.


Notary Public
Print Name: GENE W. GRAY, JR.
My Commission Expires: 11/09/02

PREPARED BY:
GENE W. GRAY, JR.
2100 SOUTHBRIDGE PARKWAY,
SUITE 638
BIRMINGHAM, AL 35209

SEND TAX NOTICE TO:
J.E. PATE DEVELOPMENT COMPANY

5644 RIDGEVIEW DRIVE
TRUSSVILLE, ALABAMA 35173

Inst # 1999-08829

03/03/1999-08829
11:16 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 12.00