

7428

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden  
PADEN & PADEN  
Attorneys at Law  
Five Riverchase Ridge, Suite 100  
Birmingham, Alabama 35244-2893

JOHN CLINE  
104 KING CHARLES LANE  
ALABASTER, AL 35007  
Inst # 1999-11490

STATE OF ALABAMA)  
COUNTY OF SHELBY)

03/19/1999-11490  
08:48 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DEE CUM 12.00

**WARRANTY DEED**

**Know All Men by These Presents:** That in consideration of FORTY FIVE THOUSAND and 00/100 DOLLARS (\$45,000.00) DOLLARS to the undersigned grantor, REAMER DEVELOPMENT CORPORATION a 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 JOHN CLINE DBA HAMPTON HOMES, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 839, ACCORDING TO THE SURVEY OF EAGLE POINT, 8TH SECTOR, PHASE I, AS RECORDED IN MAP BOOK 24, PAGE 127 A AND 127 B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**SUBJECT TO:**

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1998 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 1999.
2. EASEMENTS AS RECORDED IN INSTRUMENT #1993-3817; INSTRUMENT #1996-2572 AND INSTRUMENT #1996-26590.
3. EASEMENT AND RIGHT OF WAY AS RECORDED IN DEED BOOK 290, PAGE 848.
4. TRANSMISSION LINE PERMIT TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 111, PAGE 408 AND DEED BOOK 149, PAGE 380.
5. RESTRICTIONS OR COVENANTS AS RECORDED IN DEED BOOK 206, PAGE 448.
6. EASEMENTS AND RIGHTS OF WAY FOR ROADS AND UTILITIES AS SET OUT IN CONDEMNATION CASE NUMBER 19-278 AND LIS PENDENS BOOK 42, PAGE 263 (REFILED IN INSTRUMENT #1993-03429) AND IN LIS PENDENS BOOK 42, PAGE 303 (REFILED IN INSTRUMENT #1992-3427) AND AMENDED IN LIS PENDENS BOOK 42, PAGE 287 (REFILED IN INSTRUMENT #1992-3428) AS SET OUT IN INSTRUMENT #1993-8450.

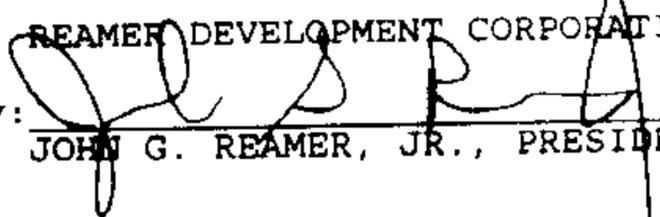
\$232,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

**TO HAVE AND TO HOLD** Unto the said GRANTEES, their heirs and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, 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 PRESIDENT, JOHN G. REAMER, JR. who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 10th day of March, 1999.

REAMER DEVELOPMENT CORPORATION  
By:   
JOHN G. REAMER, JR., PRESIDENT

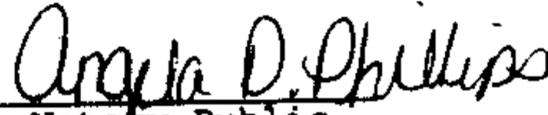
STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that JOHN 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 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 10TH day of MARCH, 1999.

  
Notary Public

My commission expires: 01/16/00

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802 CRN 12.00