

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

Inst # 1999-25130

06/15/1999-25130  
10:30 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
14.50

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 Three Hundred Twenty-Five Thousand and No/100, (\$325,000.00), 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:

Lots 269 to 281, inclusive, according to the Map and Survey of Eagle Point, 2nd Sector, Phase 4, as recorded in Map Book 25, Page 103 in the Probate Office of Shelby County, Alabama.

#### SUBJECT TO:

1. Ad valorem taxes for the 1999 tax year.
2. Covenants, conditions, and restrictions (provisions, if any, based on race, color, religion, sex, handicap, familial status or national origin are omitted) as set forth in instrument document recorded in Deed Book 290, Page 842.
3. Restrictions, public utility easements, and setback lines as shown on recorded map of said subdivision.
4. Right of way to State of Alabama for widening of Hwy. 280 in Probate Minutes in 42, Page 267.
5. Right of way to Alabama Power Company as recorded in Deed Book 111, Page 408; Deed Book 124, Page 491; Deed Book 149, Page 380; Deed Book 111, Page 408 and Deed Book 109, Page 70.

ALL of the purchase price recited above was paid from the proceeds of a purchase money mortgage executed simultaneously with delivery of this deed.

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 9th day of June, 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 9th day of June, 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 9th day of June, 1999.

  
NOTARY PUBLIC  
My commission expires: 2-22-2003

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 9th day of June, 1999.

*Erika H. Milner*

NOTARY PUBLIC

My commission expires: 2-22-2003

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