

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

SEND TAX NOTICE TO:
Joseph Dev. & Construction, Inc.
1236 Blue Ridge Blvd.
Hoover, AL 35226

Inst # 1999-40981

WARRANTY DEED

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

That in consideration of Thirty-Nine Thousand Nine Hundred and No/100, (\$39,900.00), DOLLARS, in hand paid to the undersigned, Reamer Development Corporation, a corporation, (hereinafter referred to as "GRANTOR"), by Joseph Development & Construction, Inc., 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:

Lot 761, according to the Survey of Eagle Point 7th Sector - Phase 2, as recorded in Map Book 23, Page 115, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the 1999 tax year.
2. 25 foot building line, as shown by recorded map.
3. 20 foot drainage and sanitary sewer easement, as shown by recorded Map.
4. Restrictions as shown by recorded Map.
5. Restrictions appearing of record in Instrument 1995-18658 and Instrument 1998-32332, in the Probate Office of Shelby County, Alabama.
6. Mineral and mining rights and rights incident thereto recorded in Instrument 1996-25789; Instrument 1994-20416 and Volume 331, Page 262, in the Probate Office of Shelby County, Alabama.
7. Right of Way granted to Alabama Power Company by instrument recorded in Volume 111, Page 408 and Volume 149, Page 380, in the Probate Office of Shelby County, Alabama.

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

10/01/1999-40981
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SHELBY COUNTY JUDGE OF PROBATE
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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.

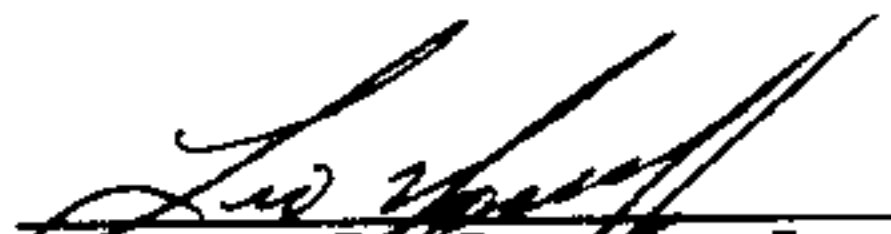
IN WITNESS WHEREOF, the said Reamer Development Corporation, a corporation, by John G. Reamer, Jr., its President, who is authorized to execute this conveyance, has hereto set its signature and seal, this 27th day of September, 1999.

IN WITNESS WHEREOF, the GRANTEE, Joseph Development & Construction, Inc., a corporation, by Leo E. Joseph, Jr., its President, who is authorized to execute this conveyance, has hereto set its signature and seal, this 27th day of September, 1999.

Reamer Development Corporation


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

Joseph Development & Construction, Inc.


BY: Leo E. Joseph, Jr. (SEAL)
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 27th day of September, 1999.


NOTARY PUBLIC
My commission expires: MY COMMISSION EXPIRES MAY 21, 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 Leo E. Joseph, Jr. whose name as President, of Joseph Development & Construction, Inc., 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 27th day of September, 1999.



NOTARY PUBLIC

My commission expires:

MY COMMISSION EXPIRES MAY 21, 2000

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