

This instrument was prepared by

Send Tax Notice To: J.E. PATE DEVELOPMENT COMPANY

(Name) GENE W. GRAY, JR.

name

(Address) 2100 SOUTHBIDGE PARKWAY, #638  
BIRMINGHAM, ALABAMA 35209

LOT 1417 EAGLE POINT

address

BIRMINGHAM, ALABAMA

Corporation Form Warranty Deed

STATE OF ALABAMA

COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of FORTY FOUR THOUSAND NINE HUNDRED AND NO/100 ---  
DOLLARS (\$44,900.00)

to the undersigned grantor, REAMER DEVELOPMENT CORPORATION

a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged.  
(the said GRANTOR does by these presents, grant, bargain, sell and convey unto J.E. PATE DEVELOPMENT COMPANY,  
INC.

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in SHELBY COUNTY,  
ALABAMA

to-wit:

LOT 1417, ACCORDING TO THE SURVEY OF EAGLE POINT, 14TH SECTOR, AS RECORDED IN  
MAP BOOK 26 PAGE 34 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.  
MINERAL AND MINING RIGHTS EXCEPTED.

SUBJECT TO:

ADVALOREM TAXES FOR THE YEAR 2001 AND THEREAFTER. GRANTOR WILL PAY THE 2000  
ADVALOREM TAX BILL.

BUILDING SETBACK LINE AND EASEMENTS AS SHOWN BY RECORDED PLAT.

RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN DEED BOOK 206, PAGE 448  
AND INST. NO. 1999-44777.

TRANSMISSION LINE PERMIT TO ALABAMA POWER COMPANY AS SET OUT IN DEED BOOK 111,  
PAGE 408; DEED BOOK 149, PAGE 380 AND DEED BOOK 109, PAGE 70.

RIGHT OF WAY GRANTED TO SOUTH CENTRAL BELL BY INSTRUMENT(S) RECORDED IN DEED  
BOOK 336,, PAGE 224, DEED BOOK 337, PAGE 245 AND REAL 149, PAGE 206.

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 BOOK 331, PAGE 262 AND DEED BOOK 81, PAGE 417.

RELEASE OF DAMAGES AS SET OUT IN INST. NO. 1996-26590.

COVENANT RELEASING PREDECESSOR IN TITLE FROM ANY LIABILITY ARISING FROM  
SINKHOLES, LIMESTONE FORMATIONS, SOIL CONDITIONS OR ANY OTHER KNOWN OR UNKNOWN

Continued

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or  
their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encum-  
brances, 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 GRANTEE, his, her or their heirs, executors and assigns forever,  
against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its PRESIDENT who is authorized  
to execute this conveyance, hereto set its signature and seal,

this the 22nd day of March 2000

ATTEST:

REAMER DEVELOPMENT CORPORATION

By

JOHN G. REAMER, JR., PRESIDENT

STATE OF ALABAMA

COUNTY OF Jefferson

I, GENE W. GRAY, JR.

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 the

22nd

day of

March

2000

Notary Public

Continuation of Legal Description

SUBSURFACE CONDITIONS THAT MAY NOW OR HEREAFTER EXIST OR OCCUR OR CAUSE DAMAGE TO SUBJECT PROPERTY, AS SHOWN BY INSTRUMENT RECORDED IN MAP BOOK 26, PAGE 34. RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN MAP BOOK 26, PAGE 34. INGRESS, EGRESS AND UTILITY EASEMENT AS SHOWN BY INSTRUMENT RECORDED IN INST. NO. 1998-26589.

RIGHTS OF OTHERS TO EASEMENTS AND RIGHT OF WAYS AS SET OUT IN DEED BOOK 290, PAGE 842 AND DEED BOOK 290, PAGE 848.

RESERVATION OF RIGHT OF WAY AS SET OUT IN INST. NO. 1996-26590.

ALL OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Inst # 2000-09469

03/24/2000-09469  
10:26 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 1995 12.00