

(RECORDING INFORMATION ONLY ABOVE THIS LINE)
 This Instrument was prepared by: SEND TAX NOTICE TO:

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

HAMPTON HOMES, INC.
 6173 EAGLE POINT CIRCLE
 BIRMINGHAM, AL 35242

Inst # 2000-22816

STATE OF ALABAMA)

07/10/2000-22816
 08:55 AM CERTIFIED
 DEPT. OF PROBATE 11.00

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of FIFTY FIVE THOUSAND DOLLARS and 00/100 (\$55,000.00) 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 HAMPTON HOMES, INC., (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 6, ACCORDING TO THE MAP AND SURVEY OF MILL SPRINGS ESTATES, AMENDED 1ST SECTOR, AS RECORDED IN MAP BOOK 24, PAGE 116 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1999 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2000.
2. BUILDING AND SETBACK LINES OF 35 FEET FROM MILL SPRING CIRCLE AS RECORDED PER PLAT.
3. UNDETERMINABLE TREE CONSERVATION LINE ON REAR OF SUBJECT PROPERTY AS RECORDED IN MAP BOOK 24, PAGE 116.
4. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN INSTRUMENT #1999-3193, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. TRANSMISSION LINE PERMITS TO ALABAMA POWER COMPANY AS RECORDED IN DEED BOOK 101 PAGE 570 AND DEED BOOK 220, PAGE 67.
6. RELEASE OF DAMAGES AS RECORDED IN INSTRUMENT #1997-23616, AS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. COVENANTS RELEASING PREDECESSOR IN TITLE FROM ANY LIABILITY ARISING FROM SINKHOLES, LIMESTONE FORMATIONS, SOIL CONDITIONS OR ANY OTHER KNOWN OR UNKNOWN OR SUBSURFACE CONDITIONS THAT MAYA NOW OR HEREAFTER EXIST OR OCCUR, OR CAUSE DAMAGE TO SUBJECT PROPERTY AS SHOWN BY INSTRUMENT RECORDED IN MAP BOOK 24, PAGE 116 AND INSTRUMENT #1999-8358 IN PROBATE OFFICE.

\$255,000.00 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 22nd day of June, 2000.

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


STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGMENT

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 22ND day of JUNE, 2000.


Notary Public

My commission expires: 9 29 00

Inst # 2000-22816

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SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 11.00