

This instrument was prepared by

(Name) Daniel M. Spifler
Attorney at Law
(Address) 108 Chandalar Drive
Pelham Alabama 35124



This Form furnished by:

Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 689
Pelham, Alabama 35124
Phone (205) 988-5600
Policy Issuing Agent for
SAFECO Title Insurance Company

Corporation Form Warranty Deed

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF ALABAMA

That in consideration of SEVENTY-NINE THOUSAND NINE HUNDRED AND NO/100 DOLLARS,

to the undersigned grantor, ENMAR 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

ROBERT A. FLATHMANN, an unmarried man

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 10, according to the survey of Olde Towne Forest, as recorded in Map Book 9 page 133 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

Building setback line of 35 feet reserved from 7th Street Northwest as shown by plat.

Public utility easements as shown by recorded plat, including 7.5 foot on West side.

Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 57 page 939 in Probate Office of Shelby County, Alabama.

Transmission Line Permit to Alabama Power company as shown by instrument recorded in Deed Book 134 page 209 and Deed Book 131 page 142 in Probate Office of Shelby County, Alabama.

Right of Way granted to Shelby County by instrument recorded in Deed Book 271 page 732 in Probate Office of Shelby County, Alabama.

\$71,900.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 encumbrances, 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 authorized to execute this conveyance, hereto set its signature and seal,

President, who is

this the 28th day of August, 1986

ATTEST: 1. Deed Tax \$ 8.00
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 11.50

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1986 SEP 3 AM 10:40
JUDGE OF PROBATE

ENMAR CORPORATION
By James W. Elliott, Vice President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned
hereby certify that James W. Elliott

a Notary Public in and for said County, in said State,

whose name as Vice President of ENMAR 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 28th day of August, 1986

Notary Public