

This instrument was prepared by

(Name) Thomas L. Foster, Attorney

513 North 21st Street

(Address) Birmingham, Alabama 35203

Sell transaction to

Richard L. Spicer

314 Willow Glen Dr.

Montevallo, Ala. 35115

367

Corporation Form Warranty Deed - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty-Three Thousand Eight 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 Richard L. Spicer

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

Lot 26, Block 1, according to the survey of WILLOW GLEN, SECOND SECTOR, as recorded in Map Book 8, Page 102, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes for the current tax year.
2. 35 foot building set back line from Willow Glen Drive as shown on recorded map.
3. 5 foot utility easement over the West side, 10-foot utility easement over the South side, and 15-foot utility easement with a headwall over the Easterly side of said lot as shown on recorded map.
4. Transmission line permit to Alabama Power Company as recorded in Deed Book 101, Page 80, in Probate Office of Shelby County, Alabama.
5. Restrictive covenants and conditions filed for record in Misc. Book 48, Page 799, in Probate Office of Shelby County, Alabama.

\$60,600.00 of the purchase price recited above has been paid by 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 James W. Elliott President, who is authorized to execute this conveyance, hereto set its signature and seal,

this the 31st day of August, 19 84

ATTEST: Deed Tax 3.50

Res 2.50

Ind 1.00

7.00

STATE OF ALABAMA
I CERTIFY THAT

SECRETARY

SW 115 001-760

1984 SEP 10 PM 1:59

ENMAR CORPORATION

By

James W. Elliott

President

STATE OF ALABAMA

COUNTY OF SHELBY

I,

the undersigned

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

hereby certify that James W. Elliott

who appears as President of EnMar Corporation

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 31st day of August, 19 84