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This Form furnished by:

Cahaba Title, Inc.

Highway 31 South at Valleydale Road

P O Box 689

Pelham, Alabama 35124

Telephone 988-5600



AGENT FOR

ST. PAUL TITLE

This instrument was prepared by

(Name) **DANIEL M. SPITLER**

Attorney at Law

(Address) 108 Chandalar Drive
Pelham, Alabama 35124

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of -----FIFTY-EIGHT THOUSAND AND NO/100 DOLLARS (\$58,000.00)-----

to the undersigned grantor, **ENMAR CORPORATION** a corporation,
(herein referred to as GRANTOR), 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

JIMMY R. STAGNER and wife, CAROL STAGNER,

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama, to-wit:**

Lot 2, Block 3, according to survey of Willow Glen, as recorded in Map Book 7 page 101 in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

Building setback line of 35 feet reserved from Meadowlark Place as shown by plat.
Public utility easements as shown by recorded plat, including 5 foot easement on the Northerly and 10 foot easement on the Westerly.

Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 25 page 830 and Misc. Book 28 page 194 in Probate Office of Shelby County, Alabama.

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 172 page 549 in Probate Office of Shelby County, Alabama.

Transmission Line Permit to Alabama Power Company and South Central Bell as shown by instrument recorded in Deed Book 316 page 804 in Probate Office of Shelby County, Alabama.

Right-of-Way granted to Alabama Power Company by instrument recorded in Deed Book 101 page 80 in Probate Office of Shelby County, Alabama.

\$55,100.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that 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 GRANTEES, 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, has hereto set its signature and seal, this the 30th day of November 1984

ATTEST:

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

ENMAR CORPORATION

1984 DEC -6 PM 2:01

Secretary

By

James W. Elliott, Vice

President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned,
State, hereby certify that **James W. Elliott**
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,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 30th day of November 1984.