

(Name) Mr. & Mrs. Lawrence P. Karch
1035 Caribbean Circle
 (Address) Alabaster, AL 35007

This instrument was prepared by

(Name) John N. Randolph, Attorney
703 Frank Nelson Building
 (Address) Birmingham, AL 35203

Form 1-1-7 Rev. 5/82

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
 COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of

Sixty thousand, Six hundred and fifty dollars and no/100 cents (\$60,650.00)

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

Lawrence P. Karch and Carroll S. Karch
 (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County,
Alabama, to-wit:

Lot 4, in Block 1, according to Walington Developers, Inc. addition to
 Southwind Subdivision, First Sector as recorded in Map Book 8, Page 128,
 in the Probate Office of Shelby County, Alabama.

Subject to the following:

1. Ad valorem taxes for the current tax year, which grantee herein assumes and agrees to pay.
2. Building setback line of 35 feet reserved from Caribbean Circle as shown by plat.
3. Public utility easements as shown by recorded plat, including a 10 foot easement on the South.
4. Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 52 Page 100 in Probate Office.
5. Easement to Alabama Power Company as shown by instrument recorded in Deed Book 350 Page 961 in Probate Office.
6. Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 52 Page 188 and covenants pertaining thereto recorded in Misc. Book 52 Page 192 in Probate Office.

(\$20,000 of the purchase price recited above was paid by mortgage loan closed simultaneously herewith.)

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. 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, 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, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Vice President, James W. Elliott
 who is authorized to execute this conveyance, has hereto set its signature and seal, this the 22nd day of January 19 85

ATTEST:

deed tax - 4/100
Rec. 250
Ind. 100
4450

STATE OF ALA. SHELBY CO.
 I CERTIFY THIS
 INSTRUMENT WAS FILED
 Secretary
 1985 JAN 25 AM 10:30

By X *James W. Elliott*
 Vice-President

STATE OF Alabama
 COUNTY OF Jefferson

Thomas H. Randolph
 JUDGE

I, the undersigned
 State, hereby certify that James W. Elliott, Vice President of Enmar Corporation,
 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 22nd day of January 19 85

Notary Public in and for said County in said
State, hereby certify that
James W. Elliott, Vice President of Enmar Corporation,
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 22nd day of January 19 85
Notary Public