

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

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 SIXTY-TWO THOUSAND, FOUR HUNDRED, FIFTY AND NO/100 DOLLARS (\$62,450.00)

to the undersigned grantor, ENMAR CORPORATION a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

RAYMOND E. BOWMAN and wife, DEBRA T. BOWMAN,

(herein referred to as GRANTEEES) 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 1, 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; being situated in
Shelby County, Alabama.
Mineral and mining rights excepted.

SUBJECT TO:

Building setback line of 35 feet reserved from Caribbean Circle as shown
by plat.
Public utility easements as shown by recorded plat, including 10 foot
easement on the North and East sides.
Restrictions, covenants and conditions as set out in instrument recorded
in Misc. Book 52 page 100 in Probate Office of Shelby County, Alabama.
Easement to Alabama Power Company as shown by instrument recorded in
Deed Book 350 page 961 in Probate Office of Shelby County, Alabama.
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 of Shelby County, Alabama.

\$59,250.00 of the purchase price recited above was paid from a mortgage
loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEEES 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 con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances,

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 GRANTEEES, 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 24th day of May 19 85.

ATTEST: Deed TAX 3.50
Rec 2.50 STATE OF ALA. SHELBY CO.
Ind 1.00 I CERTIFY THIS
7.00 INSTRUMENT WAS FILED
Secretary

ENMAR CORPORATION

By Roger D. Massey President
President

STATE OF ALABAMA }
COUNTY OF SHELBY }

1985 MAY 29 AM 9:09

I, the undersigned,
State, hereby certify that Roger D. Massey
whose name as 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 24th day of May

