

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

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-THREE THOUSAND, FOUR HUNDRED, FIFTY AND NO/100 DOLLARS (\$63,450.00)

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

ROBERT M. FERGUSON, JR., AND WIFE, KIM L. FERGUSON,

(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 10, according to a Resurvey of Blocks 5 and 12 of Alabaster Gardens
as recorded in Map Book 9 page 51 in the Probate Office of Shelby
County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

Restrictions, covenants and conditions as set out in instrument recorded
in Deed Book 175 page 68 in Probate Office of Shelby County, Alabama.
Transmission Line Permit to Alabama Power Company as shown by instrument
recorded in Deed Book 181 page 34 in Probate Office of Shelby County,
Alabama.

Right-of-Way granted to Shelby County by instrument recorded in Deed
Book 156 page 54 in Probate Office of Shelby County, Alabama.

Easement to Alabama Power Company and South Central Bell as shown by
instrument recorded in Real 25 page 135 in Probate Office of Shelby
County, Alabama.

Easement to Plantation Pipeline as shown by instrument recorded in Deed
Book 112 page 321 in Probate Office of Shelby County, Alabama.

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

\$60,250.00 of the purchase price recited above was paid from a mortgage
loan closed simultaneously herewith.

TO HAVE AND TO HOLD. To the said 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 con-
tingent 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 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 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 July, 1985.

ATTEST:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

Deed by - 350
Rec. 250
By Roger Dale Massey
Secretary
Ind. 100
700

ENMAR CORPORATION

Roger Dale Massey
President

STATE OF ALABAMA
COUNTY OF SHELBY

1985 AUG -5 PM 5:29

I,

Judge the undersigned,

a Notary Public in and for said County in said

State, hereby certify that Roger Dale 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,

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

July

1985.

[Signature]
Notary Public