

NAME: M. Abbamondi

Gregory C. Karn and Mary R. Karn
920 Colesbury Circle

ADDRESS: 8 Penn Center, Phila., PA 19103

Pelham, Al 35124

WARRANTY DEED **Alabama Title Co., Inc.**

BIRMINGHAM, ALA.

STATE OF ALABAMA }
Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of...SIXTY EIGHT THOUSAND NINE HUNDRED AND NO/100-----
(\$68,900.00)

to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, I or we, JOSEPH T. HARTMAN, TERRELL R. JOHNSON, WILLIAM G. ANDERSON, GEORGE J. EGNER and FRANCIS X. HOWARD, Trustees under Declaration of Trust dated July 1, 1982

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto GREGORY C. KARN and MARY R. KARN

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

Cahaba Valley Estate, 3rd Section, Lot 51, Block 1, Book 5, page 107, Section 1, Township 20 South, Range 30 West, Municipality of Pelham.

AND by Authority set forth under Declaration of Trust dated July 1, 1982, any two Trustees thereunder may act for all the Trustees.

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.

Subject to easements and restrictions of record and current year Ad Valorem Taxes.

NOTE: \$65,450.00 was paid from a mortgage loan closed simultaneously herewith.

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And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, they have hereunto set their hands(s) and seal(s), this 12th day of September 1985

STATE OF ALABAMA
I CERTIFY THIS INSTRUMENT

Rec. 350
250
400

1985 SEP 16 AM 9:58

(Seal) Terrell R. Johnson (Seal)

(Seal) Joseph T. Hartman (Seal)

Trustees under Declaration of Trust dated July 1, 1982 (Seal)

STATE OF ~~ALABAMA~~ PENNA }
Philadelphia COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Terrell R. Johnson and Joseph T. Hartman, Trustees under Declaration of Trust dated July 1, 1982, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they/as such Trustees executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of September, A. D., 1985.

FM#ATC-2

Joan H. Jones

JOAN H. JONES
Notary Public, Penna.
by Commission Expires Nov. 11, 1988
Notary Public.