

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

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 ~~XXXXXXXXXX~~ Alabama Title Co., Inc.

BIRMINGHAM, ALA.

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

Shelby COUNTY

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 grantee 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 grantee, 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.

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 ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT IS CORRECT

1985 SEP 16 AM 9:58

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

Trustees under Declaration of
Trust dated July 1, 1982

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, 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 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 HARRIS

Notary Public, Penna.

by Commission Expires Nov. 11, 1988

Notary Public.