

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 294

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-SIX THOUSAND FIVE HUNDRED AND NO/100 (\$66,500.00) DOLLARS

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

PHILLIP A. HODGES and wife, GINGER M. HODGES

(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 43, according to the map and survey of Willow Creek, Phase One, as recorded in Map Book 7 page 132 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

Building setback line of 35 feet reserved from Willow Creek Circle as shown by plat. Public utility easements as shown by recorded plat, including a 10 foot easement on the East, North and Westerly sides.

Right-of-Way granted to Alabama Power Company and South Central Bell Company by instrument recorded in Deed Book 330 Page 241 and Real Volume 37 page 220 in Probate Office of Shelby County, Alabama.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 308 page 136 in Probate Office of Shelby County, Alabama.

\$63,100.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 051 PAGE 594

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 contingent 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 encumbrances,

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 VicePresident, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 27th day of November 19 85

ATTEST:

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

Secretary
1985 DEC -5 AM 8:58

Thomas A. [Signature]
JUDGE OF PROBATE

ENMAR CORPORATION

By James W. Elliott, Vice President

Deed TAX 3.50
Rec 2.50
Jud 1.00
7.00

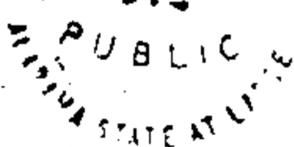
a Notary Public in and for said County in said

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned State, hereby certify that James W. Elliott 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 27th day of November 19 85

Form ALA-33



[Signature]
Notary Public