

754

This Form furnished by:

This instrument was prepared by

(Name) Daniel M. Spitler

Attorney at Law

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Pelham, Alabama 35124

**Cahaba Title, Inc.**

Highway 31 South at Valleydale Rd., P.O. Box 689

Pelham, Alabama 35124

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Policy Issuing Agent for

SAFECO Title Insurance Company



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 SEVENTY-FOUR THOUSAND NINE HUNDRED AND NO/100 (\$74,900.00) DOLLARS

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

JANE E. LARSEN and husband, TIM D. LARSEN

(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 4, according to the survey of Olde Towne Forest, as recorded in Map Book 9 page 133 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

Building setback line of 35 feet reserved from Olde Towne Way as shown by plat.

Public utility easements as shown by recorded plat, including a 7.5 foot easement on the East side.

Restrictions, covenants and conditions as set out in instrument recorded in Real 57 page 939 in Probate Office of Shelby County, Alabama.

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 134 page 209 and Deed Book 131 page 142 in Probate Office of Shelby County, Alabama.

Right of way granted to Shelby County by instrument recorded in Deed Book 271 page 732 in Probate Office of Shelby County, Alabama.

Easement to Alabama Power Company and South Central Bell as shown by instrument recorded in Real 64 page 972 in Probate Office of Shelby County, Alabama.

\$67,400.00 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 contingent 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 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Vice President, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 4th day of June 19 86.

ATTEST:

1. Deed Tax \$ 1.50

2. Mfg. Tax

3. Recording Fee 2.50

4. Indexing Fee 1.00

11.00

STATE OF ALA. SHELBY CO.

I CERTIFY THIS INSTRUMENT WAS FILED

1986 JUN 11 AM 9:17

ENMAR CORPORATION

By James W. Elliott, Vice - President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that 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 said corporation,

Given under my hand and official seal, this the 4th day of June 19 86.

Form ALA-33

Notary Public