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SEND TAX NOTICE TO:

(Name) Edward A. Swenson & Marilyn M. Swenson  
508 7th Street N.W.  
(Address) Alabaster, Alabama 35007  
ID#13-07-35-3-001-002

This instrument was prepared by

(Name) Gene W. Gray, Jr.  
2100 Sixteenth Avenue South  
(Address) Birmingham, Alabama 35205

Form TICOR 5400 1-84

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA

COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Seventy Seven Thousand Seven Hundred Fifty and no/100-----

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

Edward A. Swenson and Marilyn M. Swenson  
(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate, situated in  
Shelby County, Alabama.

Lot 25, Olde Towne Forest, First Addition, as recorded in the Probate Office  
of Shelby County, Alabama, in Map Book 9, Page 170. Subject to:

- BOOK 079 PAGE 344
1. Taxes for the year 1986 which are a lien but not due and payable until October 1, 1986.
  2. Right of Way granted to South Central Bell Telephone Company by instrument(s) recorded in Real Volume 24, Page 156.
  3. Easement for sanitary sewer easement as recorded in Real Volume 14, Page 921.
  4. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Volume 134, Page 209 and Deed Volume 220, Page 329.
  5. Mineral and Mining Rights excepted in Deed Volume 39, Page 178 and Deed Volume 27, Page 648.
  6. Right of Way to Shelby County, Alabama, in Deed Volume 271, Page 732.
  7. Right of Way to Plantation Pipe Line Company in Deed Volume 112, Page 322.
  8. 35 foot building line from Seventh Street, N.W.; and 7.5 foot easement along the Westerly and Northwesterly lot line for public utilities, as shown by recorded plat.

\$67,000.00 of the consideration was paid from the proceeds of a mortgage loan.

TO HAVE AND TO HOLD Unto the said GRANTEEES 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. 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, unless otherwise noted above, 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 President,  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the First day of July 19 86

ATTEST:

EnMAR Corporation

By

James W. Elliott  
President

STATE OF Alabama  
COUNTY OF Shelby

1986 JUL -3 PM 2:36

I, Gene W. Gray, Jr.  
State, hereby certify that

James W. Elliott

a Notary Public in and for said County in said

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 first day of July 19 86

Carley, Maurice

Notary Public