

This instrument was prepared by:
(Name) Daniel M. Spitler
(Address) 108 Chandalar Drive
Pelham, Alabama 35124

Send Tax Notice to:
(Name) Mr. Charles E. Kalb
(Address) 541 7th Street
Alabaster, Alabama 35007

332

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA }
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of ONE HUNDRED FOURTEEN THOUSAND AND NO/100 (\$114,000.00) 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

CHARLES E. KALB and wife, KATHY M. KALB

(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 18, according to the survey of Olde Towne Forest, First Addition, as recorded in Map Book 9 page 170 in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

- Building setback line and easements as shown by record plat.
- Easements to Alabama Power Company in Deed Book 134 page 209 in the Probate Office of Shelby County, Alabama.
- Restrictions, conditions and limitations in Real Volume 57 page 939 in the Probate Office of Shelby County, Alabama.
- Sewer easement to the City of Alabaster in Real Volume 14 page 921 in the Probate Office of Shelby County, Alabama.
- Right of Way to Shelby County, Alabama in Deed Book 271 page 732 in the Probate Office of Shelby County, Alabama.
- \$102,600.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 123 PAGE 308

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 it Vice President, James W. Elliott who is authorized to execute this conveyance, has hereto set its signature and seal, this the 31st day of March 19 87 .

ATTEST:

Secretary

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

1987 APR -6 AM 9:42

Judge of Probate

James W. Elliott
Vice President, James W. Elliott

Deed TAX	11.50
Rec	2.50
Ind	1.00
	<u>15.00</u>

a Notary Public is 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 is 31st day of March 19 87 .

James W. Elliott
Notary Public