

This form furnished by: **Cahaba Title, Inc.** 988-5600

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

Send Tax Notice to:
(Name) Mr. George L. Johnson
(Address) 1745 Tahiti Lane
Alabaster, Alabama 35007

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 **NINETY-EIGHT THOUSAND TWO HUNDRED AND NO/100 (\$98,200.00) 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

RUSSELL E. FULLER and wife, SANDRA D. FULLER

(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 66, according to the survey of Dearing Downs, 6th Addition, Phase 1, as recorded in Map Book 10 page 78 in the Probate Office of Shelby County, Alabama; being situated in the Town of Helena, Shelby County, Alabama.

SUBJECT TO: Building setback line, of 40 feet reserved from Street as shown by plat. Public utility easements as shown by recorded plat, including a 5 foot drainage and utility easement on the side lot lines and a 10 foot drainage and utility easement on the Rear of said lot.

Restrictions, covenants and conditions as set out in instrument recorded in Real 111 page 456 and Map Book 10 page 78 in Probate Office of Shelby County, Alabama.

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 55 page 454 in Probate Office of Shelby County, Alabama.

Right of Way granted to Alabama Power Company by instrument recorded in Real 225 page 224 in Probate Office of Shelby County, Alabama.

Right of Way granted to South Central Bell by instrument recorded in Real 87 page 199 in Probate Office of Shelby County, Alabama.

Easement to Colonial Pipe Line as shown by instrument recorded in Deed Book 268 page 211 and Deed Book 223 page 431 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 249 page 355 in Probate Office of Shelby County, Alabama.

Subdivision is to provide for construction of single family residences only, as shown by recorded plat.

\$75,000.00 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 29th day of May 19 87 .

ATTEST:

STATE OF ALA. SHELBY CO. }
I CERTIFY THIS }
SECRETARY }
1987 JUN -2 PM 1:12

ENMAR CORPORATION
By James W. Elliott
Vice - President, James W. Elliott

STATE OF ALABAMA }
COUNTY OF SHELBY }
JUDGE OF PROBATE }

- 1. Dead Tax \$ 23.50
- 2. Mtg. Tax _____
- 3. Recording Fee 2.50
- 4. Indexing Fee 1.00
- TOTAL 27.00

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 29th day of May 19 87

BOOK 133 PAGE 516