

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

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

Send Tax Notice to:
 (Name) Mr. Thomas R. Allmond
 (Address) 501 7th St NW
X/Almoner, Al 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-SEVEN THOUSAND FIVE HUNDRED AND NO/100 (\$97,500.00) DOLLARS**

to the undersigned grantor, **ENMAR CORPORATION** a corporation, (herein referred to as **GRANTOR**), in hand paid by the **GRANTEE**s herein, the receipt of which is hereby acknowledged, the said **GRANTOR** does by these presents, grant, bargain, sell and convey unto

THOMAS R. ALLMOND and wife, HELEN D. ALLMOND

(herein referred to as **GRANTEE**s) 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 23, according to the survey of Olde Towne Forest, First Addition, as recorded in Map Book 9 page 170, Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

Building setback line of 35 feet reserved from Seventh Street Northwest as shown by plat.

Public utility easements as shown by recorded plat, including a 15 foot easement on the South 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.

Mineral and mining rights if not owned by Grantor.

\$87,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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TO HAVE AND TO HOLD, To the said **GRANTEE**s 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 **GRANTEE**s, 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 **GRANTEE**s, 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 10th day of August 1987.

ATTEST:

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

ENMAR CORPORATION

By James W. Elliott
 vice - President, James W. Elliott

STATE OF ALABAMA

COUNTY OF SHELBY

1987 AUG 12 AM 8:38 1. Deed Tax \$ 10.00

2. Mtg. Tax

3. Recording Fee 2.50

4. Indexing Fee 1.00

TOTAL 13.50

a Notary Public is and for said County in said

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 10th day of

August

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