

This form furnished by:

**Cahaba Title, Inc.**Riverchase Office  
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This instrument was prepared by:  
 (Name) Daniel M. Spittler, Attorney  
 (Address) 108 Chandalar Drive  
Pelham, Alabama 35124

Send Tax Notice to:  
 (Name) Mr. Robert K. Bowers  
 (Address) Route 4, 150 Carriage Lane  
Alabaster, Alabama 35007

**CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR****STATE OF ALABAMA**SHELBYCOUNTY**KNOW ALL MEN BY THESE PRESENTS,**That in consideration of **ONE HUNDRED TWENTY-SIX THOUSAND ONE HUNDRED AND NO/100 (\$126,100.00) 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  
**ROBERT K. BOWERS and wife, SUSAN M. BOWERS**

(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 39, according to the survey of Camp Branch Estates, Second Addition as recorded  
 in Map Book 11 page 104 A & B, in the Probate Office of Shelby County, Alabama;  
 being situated in Shelby County, Alabama.

**SUBJECT TO:**

Public utility easements as shown by recorded plat, including a 30 foot easement on  
 the Northeasterly side for utilities and ingress and egress.

Restrictions, covenants and conditions as set out in instrument recorded in Map Book  
 11 page 104 A & B, and Real 140 page 192 in Probate Office of Shelby County,  
 Alabama.

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in  
 Deed Book 351 page 25; Real 19 page 468 and Real 133 page 542 in Probate Office of  
 Shelby County, Alabama.

Right-of-Way granted to South Central Bell by instrument recorded in Deed Book 342  
 page 959 and Deed Book 347 page 371 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 60 page 109 in Probate Office.

Rights of riparian owners in and to the use of said Lake.

Less and except any part of subject property that lies within the lake.

\$93,600.00 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 it Vice President,  
 who is authorized to execute this conveyance, has hereto set its signature and seal, this the 26th day of February 19 88.

ATTEST:

Secretary

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

88 MAR -1 AM 9:40

Vice-President, James W. Elliott

STATE OF ALABAMA  
 COUNTY OF SHELBY

Judge of Probate

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 26th day of

1/25/90

February

19 88.