

16
Cahaba Title, Inc.

This form furnished by:

Riverchase Office
(205) 988-5600

Eastern Office
(205) 833-1571

This instrument was prepared by:
(Name) Daniel M. Spitzer, 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

SHELBY COUNTY } 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 GRANTEEES 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 GRANTEEES) 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.

165
173 ac 165
890

TO HAVE AND TO HOLD, To the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 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

James W. Elliott
Vice-President, James W. Elliott

Deed tax - 32 50

2 50

1 00

36 00

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.