

This form furnished by:

**Cahaba Title, Inc.**

Riverchase Office  
(205) 988-5600

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(205) 833-1571

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

Send Tax Notice to:  
(Name) Mr. Jimmy H. Jarrell  
(Address) 1464 Secretariat Drive  
Helena, Alabama 35080

**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 TEN THOUSAND AND NO/100 (\$110,000.00) 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

JIMMY H. JARRELL and wife, MELISSA B. JARRELL

(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 89, according to the Survey of Dearing Downs, 6th Addition, Phase II, as recorded in Map Book 11 page 80 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 Secretariat Drive as shown by plat. Public utility easements as shown by recorded plat, including a 10 foot easement on the South side and a 20 foot easement on the West side.

Restrictions, covenants and conditions as set out in instrument recorded in Real 141 page 729 in Probate Office of Shelby County, Alabama.

Right of Way granted to South Central Bell by instrument recorded in Real 149 page 200 in Probate Office of Shelby County, Alabama.

Right of Way granted to Alabama Power Company by instrument recorded in Deed Book 55 page 454 and Deed Book 255 page 224 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.

\$88,000.00 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 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 28 day of April 19 88.

ATTEST:

Secretary

STATE OF ALA. SHELBY COUNTY }  
I CERTIFY THIS  
INSTRUMENT WAS FILED

88 MAY -5 AM 8:42

} Thomas P. Snowden, Jr.  
JUDGE OF PROBATE

ENMAR CORPORATION

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

Deed tax 22.00  
Rec 2.50  
Ind. 1.00  
25.50

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 28th day of

1/25/90

Commission Expires

April 1988.  
James W. Elliott  
Notary Public