

1044
This instrument was prepared by

(Name) DANIEL M. SPITLER
Attorney at Law
(Address) 1972 Chandalar Office Park
Pelham, Alabama 35124

This Form furnished by:

Cahaba Title, Inc.

Highway 31 South at Valleydale Road
P. O. Box 689
Pelham, Alabama 35124

Policy Issuing Agent for
Safeco Title Insurance Co.
TELEPHONE: 988-5600



WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eighteen Thousand and No/100 (\$18,000.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Leonard H. White, Jr. and wife, Margery B. White

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Robin Homes, Inc.

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto for legal description.

The above recited purchase price was paid from a purchase money second mortgage loan closed simultaneously herewith. This purchase money second mortgage is subordinated to a construction and development mortgage given by Robin Homes, Inc. to Shelby Bank.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 25th
day of August 19 83

(SEAL)

Leonard H. White, Jr.
LEONARD H. WHITE, JR.

(SEAL)

(SEAL)

Margery B. White
MARGERIE B. WHITE

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned
in said State, hereby certify that

a Notary Public in and for said County,

Leonard H. White, Jr. and wife, Margery B. White

whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of August A.D. 19 83

Daniel M. Spitler
Form Ala

Shelby State Bank

Jerry B. Bogan
Notary Public

EXHIBIT "A"

A parcel of land located in the West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southwest corner of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 1, thence in a Northerly direction, along the West line of said Section 1, a distance of 786.58 feet, thence 26 deg. 02 min. 50 sec. right, in a Northeasterly direction, a distance of 401.84 feet, thence 19 degrees 45 minutes right, in a Northeasterly direction, a distance of 157.97 feet to the Point of Beginning; thence continue in the same direction 71.40 feet; thence 90 deg. right, in a Southeasterly direction, a distance of 280.0 feet, thence 90 degrees right, in a Southwesterly direction, a distance of 105.0 feet, thence 9 deg. 52 min. 30 seconds left, in a Southwesterly direction, a distance of 5.01 feet, thence 99 deg. 52 min. 30 sec. right, in a Northwesterly direction a distance of 115.84 feet to a point on a curve to the right, said curve having a radius of 599.45 feet and a central angle of 0 deg. 28 min. 20 sec., thence 90 deg. 19 min. 20 sec. right, measured to tangent of said curve, thence along arc of said curve, in a Northeasterly direction, a distance of 4.94 feet to end of said curve, thence continue in a Northeasterly direction a distance of 33.60 feet, thence 90 deg. left, in a Northwesterly direction, a distance of 115.0 feet to the Point of Beginning; being situated in Shelby County, Alabama.

Subject to:

- (1) Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 315 Page 207 in Probate Office.
- (2) Agreement and easement to Alabama Power Company in Deed Book 264 Page 28 in Probate Office.
- (3) Also included in this instrument is sewer rights as set out in that certain deed to grantor recorded in Deed Book 328, Page 229, in the Probate Office of Shelby County, Alabama.

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

1983 SEP 23 PM 12:32
See Mtg 136-958
Thomas A. Shoulen, Jr.
JUDGE OF PROBATE

Rec 3.00
Ind 1.00
4.00

BOOK 350 PAGE 183