

This instrument prepared by

(Name) David F. Ovson

(Name) Corretti & Newsom

(Address) 1804 7th Avenue North, Birmingham, AL



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Shelby Cnty Judge of Probate, AL
03/16/1981 00:00:00 FILED/CERTIFIED

519

CORPORATION FORM WARRANTY DEED. JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of (\$127,000.00) One Hundred Twenty-seven Thousand and no/100-----DOLLARS

to the undersigned grantor, ROBINSON HOMES, INC. 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

John P. Nix and Jane T. Nix

(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 11, Block 1, according to the survey of Kirkwall as recorded in Map
Book 6, page 152, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Ad valorem property taxes for the year 1981. (2) 10
foot easement on north, west and south as shown by recorded map.
(3) Restrictions recorded in Misc. Volume 20, page 159 and Misc. Volume
20, page 629, in the Probate Office of Shelby County, Alabama.
(4) Agreement with Alabama Power Company recorded in Volume 20, page
626, in the said Probate Office. (5) Right of way to Alabama Power
Company recorded in Volume 307, page 423, in said Probate Office.

\$101,600.00 of the purchase price recited above was paid from mortgage
loan closed simultaneously herewith.

BOOK 331 PAGE 729

1981 MAR 16 AM 9:22

CLERK OF PROBATE

See Notg 410-700
Recd tax - 2550
Rec. 150
Snd. 100
28 00

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 con-
tingent 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 encum-
brances, except as stated above

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 President, F. Duke Robinson
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 10th day of March 1981.

ATTEST:

ROBINSON HOMES, INC.

By F. Duke Robinson

President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned a Notary Public in and for said County in said
State, hereby certify that F. Duke Robinson,
whose name as President of Robinson Homes, Inc.
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 the 10th day of March

19 81.

Notary Public

Low the 10th day of March