

This instrument was prepared by

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Pelham, Alabama 35124



This Form furnished by:

Cahaba Title, Inc.

1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

Corporation Form Warranty Deed

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of -----SIXTY-TWO THOUSAND, FIVE HUNDRED AND NO/100 (\$62,500.00)--DOLLARS,

to the undersigned grantor, ROBIN HOMES, INC., a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

IDA NOMALENE SHEFFIELD, an unmarried woman,

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

Lot 25, Block 2, according to Wildewood Village, Fourth Addition, as recorded in Map Book 8 page 146 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 15 foot easement on the Easterly side.

Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 53 page 867 in Probate Office of Shelby County, Alabama.

Right-of-Way granted to South Central Bell by instrument recorded in Deed Book 351 page 358 and Deed Book 315 page 207 in Probate Office of Shelby County, Alabama.

Easement to Alabama Power Company as shown by instrument recorded in Deed Book 264 page 28 in Probate Office of Shelby County, Alabama.

Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 53 page 893 and Deed Book 355 page 253 and covenants pertaining thereto as recorded in Misc. Book 53 page 892 in Probate Office of Shelby County, Alabama.

Agreement in regard to Sewer rights as set out in Deed Book 328 page 229 in Probate Office of Shelby County, Alabama.

\$32,200.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it 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 GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its authorized to execute this conveyance, hereto set its signature and seal,

President, who is

this the 12th day of November, 1984

ATTEST: Deed Tax 30.50
Rec 2.50
Filed 1.00
34.00

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

NOV 20 AM 8:57

William M. Humphries, President

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned,

a Notary Public in and for said County, in said State,

hereby certify that William M. Humphries

whose name as President of Robin 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 12th day of November, 1984.