

This instrument was prepared by
(Name) DANIEL M. SPITLER
108 Chandalar Drive
(Address) Pelham, Alabama 35124



This Form furnished by:
Cahaba Title, Inc.
Highway 31 South at Valleydale Road
P O Box 689
Pelham, Alabama 35124
Telephone 988-5600

AGENT FOR
ST PAUL TITLE

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

STATE OF ALABAMA }
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ---SIXTY-ONE THOUSAND, NINE HUNDRED AND NO/100 DOLLARS (\$61,900.00)-----

to the undersigned grantor, **ROBIN 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

GREGORY G. RICE and wife, JUDY A. RICE,

(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 26, 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
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; Deed Book 315 page 207 and Deed Book 355 page 253 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 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.

\$57,900.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

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,

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,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 13th day of November 19 84.

ATTEST: Deed TAX 4.00
Rec 2.50
Ind 1.00
7.50

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

ROBIN HOMES, INC.

By William M. Humphries, President

STATE OF ALABAMA }
COUNTY OF SHELBY }

1984 NOV 20 AM 8:37

William M. Humphries
JUDGE OF THE ESTATE

I, the undersigned,
State, hereby certify that **William M. Humphries,**
whose name as President of

a Notary Public in and for said County in said

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 13th day of November 19 84.

Daniel M. Spitler
Notary Public