

This instrument was prepared by
(Name) DANIEL M. SPITLER
Attorney at Law
(Address) 108 Chandalar Drive
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 : consideration of EIGHTY-FOUR THOUSAND, SIX HUNDRED AND NO/100 (\$84,600.00) DOLLARS--

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

PAUL KEITH JOHNSTON and wife, DORIS T. JOHNSTON,

(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 13, according to the Amended Map of Wildewood Village, Third Addition, as recorded in
Map Book 8 Page 182 in the Probate Office of Shelby County, Alabama; being situated in
Shelby County, Alabama.

SUBJECT TO:

BOOK 011 PAGE 528
Building setback line of 20 feet from North Wildewood Drive as shown by recorded plat.
Public utility easements as shown by recorded plat, including 10 foot easement on North.
Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 55
page 117 in Probate Office of Shelby County, Alabama.
Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed
Book 101 page 550 in Probate Office of Shelby County, Alabama.
Right-of-Way granted to Alabama Power Company by instrument recorded in Deed Book 355 page
257 in Probate Office of Shelby County, Alabama.
Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 54
page 172 and covenants pertaining thereto recorded in Misc. Book 54 page 171 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 73 page 391 and Deed Book 255 page 188 in Probate Office of Shelby County,
Alabama.

\$79,100.00 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 8th day of December, 19 84.

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

Deed to 500
Recd 262
Int. 100
900

ROBIN HOMES, INC.

1984 DEC 13 AM 8:56

Secretary

By William M. Humphries,

President

STATE OF ALABAMA
COUNTY OF SHELBY JUDGE OF PROBATE

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 8th day of December

19 84