

This instrument was prepared by

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Pelham, Alabama 35124

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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 --ONE HUNDRED, THIRTY-TWO THOUSAND AND NO/100 (\$132,000.00)-----DOLLARS,

to the undersigned grantor, CEBU, 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

ROBIN HOMES, INC., a corporation,

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:

Lots 4, 5, 6, 7, 8, 9, 10, 18, 19, 20, 21, and 22, according to the Amended Map of Wildewood Village, Third Addition as recorded in Map Book 8 Page 182 in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

Building setback line of 20 feet reserved from Street as shown by plat.

Public utility easements as shown by recorded plat.

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 Misc. Book 73 page 391; and Deed Book 255 page 188 in Probate Office of Shelby County, Alabama.

\$84,000.00 of the purchase price recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

\$48,000.00 of the purchase price recited above was paid from a purchase money second 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 27th day of February, 1985

ATTEST:

Rec. 250
Ind. 100
350

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

Secretary

1985 MAR -

By

THOMAS W. STRICKLAND

President

STATE OF ALABAMA

COUNTY OF SHELBY

THOMAS W. STRICKLAND, JR.
JUDGE OF PROBATE

I, the undersigned,

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

hereby certify that Thomas W. Strickland,

whose name as President of Cebu, 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 27th day of February, 1985.