

This Instrument Was Prepared By:
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Attorney at Law
108 Chandalar Drive
Pelham, Alabama 35124

MAIL TAX NOTICE TO:
ROBIN HOMES INC.
2720 Montgomery Highway
Pelham, Alabama 34124

1415
WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of ONE HUNDRED THIRTY-TWO THOUSAND DOLLARS (\$132,000.00) to the undersigned GRANTOR (whether one or more), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I or we,

LEONARD H. WHITE, JR., a married man

(herein referred to as GRANTOR, whether one or more), grant, bargain, sell and convey unto

ROBIN HOMES, INC.

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

BOOK 025 PAGE 270
A parcel of land located in the Southwest 1/4 of the Northwest 1/4 of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southwest corner of said 1/4 1/4 section; thence in a northerly direction, along the west line of said 1/4 1/4 Section, a distance of 533.47 feet to the point of beginning; thence continue along last described course, along said west line a distance of 253.11 feet; thence 26 deg. 02 min. 50 sec. right in a northeasterly direction a distance of 401.84 feet; thence 18 deg. 45 min. right in a northeasterly direction a distance of 229.37 feet; thence 90 deg. right in a southeasterly direction a distance of 280.0 feet; thence 90 deg. right in a southwesterly direction a distance of 105.0 feet; thence 9 deg. 22 min. 30 sec. left in a southwesterly direction a distance of 149.02 feet; thence 9 deg. 22 min. 30 sec. left in a southwesterly direction a distance of 145.09 feet; thence 13 deg. 01 min. 25 sec. left, in a southwesterly direction a distance of 131.75 feet; thence 13 deg. 01 min. 25 sec. left in a southerly direction and parallel to the west line of said 1/4 1/4 section a distance of 120.72; thence 90 deg. right in a westerly direction a distance of 280.0 feet to the point of beginning.

LESS AND EXCEPT: A parcel of land located in the West 1/2 of the Northwest 1/4 of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southwest corner of the Southwest 1/4 of the Northwest 1/4 of said Section 1; thence in a northerly direction along the west line of said Section 1, a distance of 786.58 feet; thence 26 deg. 02 min. 50 sec. right in a northeasterly direction a distance of 401.84 feet; thence 19 deg. 45 min. right in a northeasterly direction a distance of 157.97 feet to the point of beginning; thence continue in the same direction 71.40 feet; thence 90 deg. right in a southeasterly direction a distance of 280.0 feet; thence 90 deg. right in a southwesterly direction a distance of 105.0 feet; thence 9 deg. 52 min. 30 sec. left in a southwesterly direction a distance of 5.01 feet; thence 99 deg. 52 min. 30 sec. right in a northwesterly direction a distance of 115.84 feet to a point on a curve to the right, said curve having a radius of 599.45 feet and a central angle of 0 deg. 28 min. 20 sec; thence 90 deg. 19 min. 20 sec. right measured to tangent of said curve; thence along arc of said curve in a northeasterly direction a distance of 4.94 feet to end of said curve; thence continue in a northeasterly direction a distance of 33.60 feet; thence 90 deg. left in a northwesterly direction

✓ Shelley Bank

a distance of 115.0 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 315 page 207 in Probate Office of Shelby County, Alabama.

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

Sewer Rights as set out in Deed book 328 page 229 in Probate Office of Shelby County, Alabama.

\$82,000.00 of the purchase price recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

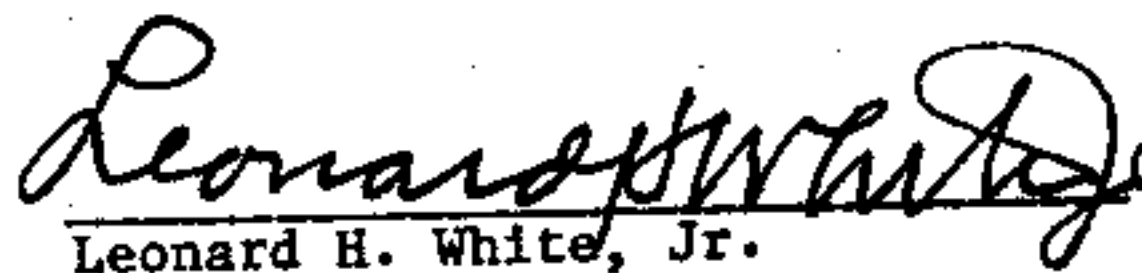
\$50,000.00 of the purchase price recited above was paid from a purchase money second mortgage loan closed simultaneously herewith.

This property does not constitute the homestead of the Grantor herein, the Grantor owns other real property that does constitute homestead.

TO HAVE AND TO HOLD to the said GRANTEE, his heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said GRANTEE, his, heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 25th day of April, 1985.

 (SEAL)
Leonard H. White, Jr.

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LEONARD H. WHITE, JR., whose name 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/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of April, 1985.

(NOTARIAL SEAL)

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

1985 APR 26 AM 11:54

Thomas J. Cunningham, Jr.
Notary Public


Notary Public

Rec. 500
Ind. 100
600