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Policy Issuing Agent for
SAFECO Title Insurance Company

Corporation Form Warranty Deed

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

That in consideration of EIGHTY-EIGHT THOUSAND AND NO/100 (\$88,000.00)-----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

SANDRA A. VAUGHN, 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 12, 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 N. Wildewood Drive as shown by plat.
Public utility easements as shown by recorded plat, including 10 foot easement on the
Northwesterly.

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.

Right-of-Way granted to South Central Bell by instrument recorded in Deed Book 355 page
249 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 78 page 391 and Deed Book 255 page 188 in Probate Office of Shelby County,
Alabama.

\$79,200.00 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 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 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 **President, who is**
authorized to execute this conveyance, hereto set its signature and seal,

this the 28th day of May, 1985

ATTEST: **STATE OF ALA. SHELBY CO.**
I CERTIFY THIS
INSTRUMENT WAS FILED
Rec'd 9:00
Ac 250
Sub 100
10 50
ROBIN HOMES, INC.
By William M. Humphries, President

STATE OF ALABAMA
COUNTY OF SHELBY
I, William M. Humphries, the undersigned,
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 28th day of May, 1985.
Dan Spittler
Notary Public