

This Form furnished by:

This instrument was prepared by

(Name) Daniel M. Spitler
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Pelham, Alabama 35124**Cahaba Title, Inc.**Highway 31 South at Valleydale Rd., P.O. Box 689
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Policy Issuing Agent for
SAFECO Title Insurance Company

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 EIGHTY-ONE THOUSAND FIVE HUNDRED AND NO/100 (\$81,500.00) 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

A. R. SROUSE and wife, CLAUDINE V. SPROUSE

(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 5, 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.

Mineral and mining rights excepted.

SUBJECT TO: Building setback line of 20 feet reserved from North Wildewood Drive as shown by recorded plat.

Public utility easements as shown by recorded plat, including a 10 foot easement on the Northwestern side.

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.

Right-of-Way granted to South Central Bell as shown by instrument recorded in Real 21 page 308 in Probate Office of Shelby County, Alabama.

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 contingent 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 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 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 26th day of September 1985

ATTEST:

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

ROBIN HOMES, INC.

1985 SEP 30

AM 8:13

Rec'd 250 By

William M. Humphries,

President

STATE OF ALABAMA
COUNTY OF SHELBY

JUDGE OF PROBATE

I, the undersigned
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.

a Notary Public in and for said County in said

Given under my hand and official seal, this the 26th day of September

19 85.

Form AIA-33

Notary Public