

Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 689
Pelham, Alabama 35124
Phone (205) 988-5800
Policy Issuing Agent for
SAFECO Title Insurance Company

This instrument was prepared by

(Name) ✓ Daniel M. Spitler

Attorney at Law

(Address) 108 Chandalar Drive

Pelham, Alabama 35124



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-SIX THOUSAND AND NO/100 (\$86,000.00) DOLLARS

to the undersigned grantor,

ROBIN HOMES, INC.

a corporation,

(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

CHARLES O. PEAKE and wife, RITA F. PEAKE

(herein referred to as GRANTEEES) 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 8, 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 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 Real Volume 54 page 172 and covenants pertaining thereto recorded in Real Volume 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.

\$20,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 2nd day of December 1985

ATTEST:

ROBIN HOMES, INC.

By William M. Humphries, President

STATE OF ALABAMA
COUNTY OF SHELBY

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

1985 DEC -6 AM 9:02

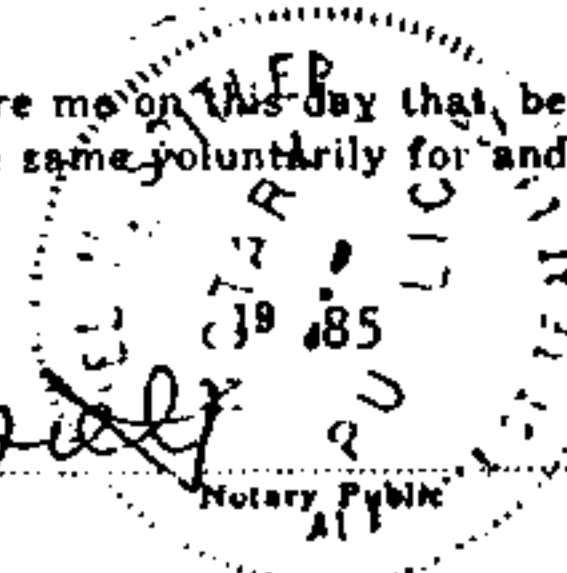
I, the undersigned William M. Humphries,
State, hereby certify that WILLIAM M. HUMPHRIES
whose name as President of ROBIN HOMES, INC.
a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, 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 2nd day of December

Form ALA-33

Don Spauld
Notary Public



BOOK 051 PAGE 840

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