

This instrument was prepared by

This Form furnished by:

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Pelham, Alabama 35124



Cahaba Title, Inc.
Highway 31 South at Valleydale Rd., P.O. Box 689
Pelham, Alabama 35124
Phone (205) 988-5600
Policy Issuing Agent for
SAFECO Title Insurance Company

Corporation Form Warranty Deed

418

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

That in consideration of NINETY-SEVEN THOUSAND AND NO/100 (\$97,000.00) 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

BERNITA DALY, 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 18, according to Wildewood Village, Third Addition, as recorded in Map Book 8
page 145 and amended in Map Book 8 page 182 in the Probate Office 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.

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.

Easement to Alabama Power Company as shown 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 Deed Book 73 page 391 and Deed Book 255 page 188 in Probate
Office of Shelby County, Alabama.

\$77,600.00 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 31st day of December, 19 85

ATTEST: Deed TAX 19.50
Rec 2.50
Fees 1.00

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

ROBIN HOMES, INC.

William M. Humphries President

STATE OF ALABAMA

1986 JAN -8 AM 11:13

COUNTY OF SHELBY)
I, _____ the undersigned _____ a Notary Public in and for said County, in said State,
JUDGE OF PROBATE

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 31st day of December, 19 85

Notary Public

BOOK 056 PAGE 336