

MAIL TAX NOTICE TO: Mr. James H. Murphy,  
3476 WILDEWOOD DRIVE  
PELHAM, AL 35124

414

This Form furnished by:

### 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



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 } KNOW ALL MEN BY THESE PRESENTS,  
COUNTY OF SHELBY }

That in consideration of SIXTY THOUSAND SEVEN HUNDRED FORTY-NINE AND 80/100 DOLLARS

ROBIN HOMES, INC.

a corporation,

to the undersigned grantor, (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

JAMES H. MURPHY, a married man, JULIE E. MURPHY, an unmarried woman

(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 33, Block 2, according to Wildewood Village, Fourth Addition, as recorded in Map Book 8, page 146 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

**SUBJECT TO:**

Public utility easements as shown by recorded plat, including a 15 foot easement on the Easterly side.

Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 53 page 867 in Probate Office of Shelby County, Alabama.

Right of way granted to South Central Bell by instrument recorded in Deed Book 351 page 358 and Deed Book 315 page 207 in Probate Office of Shelby County, Alabama.

Easement to Alabama Power Company as shown by instrument recorded in Deed Book 264 page 28 and Deed Book 355 page 253 in Probate Office of Shelby County, Alabama.

Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 53 page 893 and covenants pertaining thereto recorded in Misc. Book 53 page 892 in Probate Office of Shelby County, Alabama.

Agreement in regard to sanitary sewer system as set out in Deed Book 328 page 229 in Probate Office of Shelby County, Alabama.

\$47,750.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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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 3rd day of June 19 86.

ATTEST: Deed TAX 13.00  
Deed 2.50  
1.00  
18.50  
STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED

ROBIN HOMES, INC.  
By William M. Humphries, President

STATE OF ALABAMA }  
COUNTY OF SHELBY }  
Thomas A. Shouder, Jr.  
JUDGE OF PROBATE

a Notary Public in and for said County in said

I, the undersigned William M. Humphries  
State, hereby certify that President of ROBIN HOMES, INC.  
whose name as 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 3rd day of June 19 86.

Form ALA-33

Jefferson Ford Sec. Paul D. Spade  
Notary Public