

2584

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

COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTY-TWO THOUSAND NINE HUNDRED AND NO/100 (\$62,900.00) 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

HENRY BERGER and wife, LILLIAN H. BERGER

(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 32, 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.

47,900.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

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 con-
tingent 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 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its ~~XXXXXX~~ Secretary
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of May 19 86,

ATTEST:

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

1986 JUL 30 AM 11:56

STATE OF ALABAMA
COUNTY OF SHELBY

JUDGE OF PROBATE

ROBIN HOMES, INC.

By Marion R. Harris, Jr. Secretary

Deed tax 15.00
Rec 2.50
Int. 1.00
18.50

Notary Public in and for said County in said

I, the undersigned
State, hereby certify that Marion R. Harris, Jr.
whose name as Secretary 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 30th day of May 19 86.

Form ALA-33

Notary Public