

This instrument was prepared by:

(Name) Daniel M. Spitler
(Address) 108 Chandalar Drive
Pelham, Alabama 35124

Send Tax Notice to:

(Name) Mr. Charles W. Carter
(Address) 3483 Wildewood Drive
Pelham, Alabama 35124

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTY-FIVE THOUSAND EIGHT HUNDRED AND NO/100 (\$65,800.00) 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 W. CARTER and wife, JEWEL W. CARTER

(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 39, Block 1, according to the survey of Wildewood Village, 5th Addition, as recorded in Map Book 9 page 165 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

Building setback line of 20 feet as reserved from Wildewood Drive as shown by plat. Public utility easements as shown by recorded plat, including easements of 5 feet on the Northeast side and 15 feet on the Westerly side of lot.

Transmission Line Permit to Alabama Power Company as set out by instrument recorded in Deed Book 264 page 28 in the Probate Office of Shelby County, Alabama.

Right of Way granted to South Central Bell as set out by instrument recorded in Deed Book 315 page 207 in the Probate Office of Shelby County, Alabama.

Agreement in regard to underground cables with Alabama Power Company as recorded in Real 78 page 96 and covenants pertaining thereto as recorded in Real 78 page 99 in the Probate Office of Shelby County, Alabama.

Mineral and mining rights if not owned by Grantor.

Easement to South Central Bell as shown by instrument recorded in Real 75 page 683 and Real 21 page 308 in the Probate Office of Shelby County, Alabama.

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 it ~~President~~ Secretary who is authorized to execute this conveyance, has hereto set its signature and seal, this the 2nd day of July 19 87 .

ATTEST:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

Secretary

1987 JUL -7 AM 10:48

STATE OF ALABAMA

COUNTY OF

SHELBY

JUDGE OF PROBATE

I, the undersigned

State, hereby certify that Marion R. Harris, Jr.

whose name as ~~President~~ 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 is 2nd day of

July

19 87

Notary Public