

This form furnished by: **Cahaba Title, Inc.** 988-5600

This instrument was prepared by:  
(Name) DOUGLAS L. KEY, ATTORNEY AT LAW  
(Address) 2100 11th Ave. North  
Birmingham, AL 35234

Send Tax Notice to:  
(Name) DONALD B. & JANE I. FREEMAN  
(Address) 3485 Wildewood Drive  
Pelham, Alabama

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

STATE OF ALABAMA

SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,  
( \$64,700.00 )

That in consideration of Sixty Four Thousand Seven Hundred and no/100 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

Donald B. Freeman and wife, Jane I. Freeman  
(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 40, Block 1, according to the survey of Wildewood Village, Fifth 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 THE FOLLOWING:

1. Taxes for the year 1987, a lien, but not yet due and payable until October 1, 1987.
2. Building setback line of 20 feet reserved from Wildewood Drive as shown by plat.
3. Public utility easements as shown by recorded plat, including a 15 foot easement on the Westerly side.
4. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 264, page 28 in Probate Office.
5. Right-of-Way granted to South Central Bell by instrument recorded in Deed Book 315, page 207 in Probate Office.
6. Easement to Alabama Power Company as shown by instrument recorded in Real 75, page 683 in Probate Office.
7. Easement to South Central Bell as shown by instrument recorded in Real 21, page 308 in probate Office.
8. Agreement with Alabama Power Company as to underground cables recorded in Real 78, page 96 and covenants pertaining thereto recorded in Real 78, page 99 in Probate Office.
9. Mineral and mining rights are excepted.

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~~ Secretary-Treasurer, Marion R. Harris, Jr. who is authorized to execute this conveyance, has hereto set its signature and seal, this the 14th day of July 19 87..

ATTEST:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1987 JUL 30 PM 12:02

ROBIN HOMES, INC.  
By Marion R. Harris, Jr.  
~~President~~ Secretary-Treasurer

Deed TAX 68.00  
Rec 2.50  
Jud 1.00  
68.50

STATE OF ALABAMA  
COUNTY OF JEFFERSON }  
Jefferson, Jr.  
JUDGE OF PROBATE

I, the undersigned Alaine G. Hughes a Notary Public is and for said County in said State, hereby certify that Marion R. Harris, Jr. whose name as ~~xxxxxxx~~ Secretary-Treasurer 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 14th day of July 19 87..

Alaine G. Hughes  
Notary Public

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