

This instrument was prepared by  
 (Name) Courtney H. Mason, Jr.  
 (Address) PO Box 360187  
Birmingham, AL 35236-0187



**Jefferson Land Title Services Co., Inc.**  
 318 21ST NORTH • P. O. BOX 10481 • PHONE (205) 328-8030  
 BIRMINGHAM, ALABAMA 35201  
 AGENTS FOR  
*Mississippi Valley Title Insurance Company*

134

**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 five thousand five hundred & 00/100ths (\$65,500.00)**

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  
**James E. Stuart and wife, Lona H. Stuart**

(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 44, Block 2, 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.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$45,000.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Grantees' Address: 3498 Wildewood Drive, Pelham, Alabama 35124

BOOK 165 PAGE 975

1. Deed Tax	\$ 20.50
2. Mtg. Tax	_____
3. Recording Fee	2.50
4. Indexing Fee	1.00
<b>TOTAL</b>	<b>24.00</b>

**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 ~~XXXXXXXX~~ **Secretary-Treasurer** **Marion R. Harris, Jr.** who is authorized to execute this conveyance, has hereto set its signature and seal, this the **31st** day of **December** 19 **87**

ATTEST:

**ROBIN HOMES, INC.**  
 By *Marion R. Harris, Jr.*  
**Marion R. Harris, Jr.** ~~XXXXXXXX~~  
 Secretary/Treasury

STATE OF ALA. SHELBY CO.  
 I CERTIFY THIS  
 INSTRUMENT WAS FILED  
**88 JAN -5 AM 9:51**

STATE OF Alabama }  
 COUNTY OF Shelby }

I, the undersigned **Secretary-Treasurer** **Marion R. Harris, Jr.** a Notary Public in and for said County in said State, hereby certify that ~~XXXXXXXX~~ **Marion R. Harris, Jr.** whose name as the ~~XXXXXXXX~~ **Robinson** 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 **87**

*[Signature]*  
 Notary Public