

This form furnished by:

Cahaba Title, Inc.

Riverchase Office
(205) 988-5600

Eastern Office
(205) 833-1571

1741

This instrument was prepared by:
(Name) Daniel M. Spitler, Attorney
(Address) 108 Chandalar Drive
Pelham, Alabama 35124

Send Tax Notice to:
(Name) Mr. Warren J. Dickinson
(Address) 3500 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-SEVEN THOUSAND FIVE HUNDRED AND NO/100 (\$67,500.00) 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

WARREN J. DICKINSON and wife, ESTHER DICKINSON

(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 45, Block 2, 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:

Building setback line of 20 feet reserved from Wildewood Drive as shown by plat.

Public utility easements as shown by recorded plat, including a 15 foot easement on
the Rear and a 5 foot easement on the Northeast side.

Restrictions, covenants and conditions as set out in instrument recorded in Real 78
page 99 in Probate Office.

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in
Deed Book 264 page 28 in Probate Office.

Right-of-Way granted to South Central Bell by instrument recorded in Deed Book 315
page 207 in Probate Office.

Easement to Alabama Power Company as shown by instrument recorded in Real 75 page
683 in Probate Office.

Easement to South Central as shown by instrument recorded in Real 21 page 308 in
Probate Office.

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.

Mineral and mining rights if not owned by Grantor.

\$42,500.00 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 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 it ~~President~~ Secretary, Marion R. Harris, Jr.
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 15 day of June 19 88.

ATTEST:

Secretary

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

88 JUN 22 AM 8:50

STATE OF ALABAMA

COUNTY OF Shelby

JUDGE OF PROBATE

I, the undersigned
State, hereby certify that Marion R. Harris, Jr.,
whose name as Sec. ~~President~~ 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,

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

Deed TAX 25.00
Rec 2.50
Jud 1.00
28.50

a Notary Public is and for said County in said

Given under my hand and official seal, this is 15th day of

1/25/90

My Commission Expires

June

19 88.

Notary Public