

3048

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

Send Tax Notice to:
(Name) Ms. Margaret B. Strickland
(Address) 3503 Wildewood Drive
Pelham, Alabama 35124

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTY-EIGHT THOUSAND AND NO/100 (\$68,000.00) DOLLARS
to the undersigned grantor, ROBIN HOMES, INC. a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presentes, grant, bargain, sell and convey unto

MARGARET B. STRICKLAND, an unmarried woman
(herein) referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 49, 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:

- 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 of property.
- 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 and Real 21 page 308 in Probate Office.
- Easement to Alabama Power Company as shown by instrument recorded in Real 75 page 683 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.
- Rights of owners of property adjoining property in and to the joint or common rights in building situated on said lots, such rights include but are not limited to roof, foundation, party walls, walkway and entrance.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her, or their heirs and assigns, that it 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 GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its Secretary ~~President~~, who is authorized to execute this conveyance, hereto set its signature and seal,

this the 25th day of August, 19 88

ATTEST:

1. Deed Tax \$ 68.00
 2. Mtg Tax _____
 3. Recording Fee 2.50
 4. Indexing Fee 1.00
 TOTAL 71.50

STATE OF ALA. SHELBY COUNTY
 I CERTIFY THIS INSTRUMENT WAS FILED
 88 AUG 29 AM 8:14

ROBIN HOMES, INC.
 By Marion R. Harris, Jr.
 MARION R. HARRIS, JR. ~~President~~ SECRETARY

STATE OF ALABAMA
 SHELBY County Marion R. Harris, Jr.
 JUDGE OF PROBATE

I, the undersigned Marion R. Harris, Jr. a Notary Public in and for said County, in said State, hereby certify that

whose name as Secretary ~~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.

Given under my hand and official seal, this the 25th day of August, 19 88.
Marion R. Harris, Jr.
 Notary Public

BOOK 201 PAGE 605