

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

Send Tax Notice to:
(Name) Ms. JoAnn Herring Long
(Address) 3501 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-NINE THOUSAND FIVE HUNDRED AND NO/100 (\$69,500.00) ----- 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

JOANN HERRING LONG, 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 48, 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 and a 5 foot on the Northeasterly side of property.

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

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

Easement to Alabama Power Company as shown by instrument recorded in Real 75 page 683 and amended in Real 191 page 451 and Real 21 page 308 in the Probate Office of Shelby County, Alabama.

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 of Shelby County, Alabama.

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.

\$64,850.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 _____ day of _____, 19 _____

ATTEST: 1. Dead Tax \$ 5.00
2. Mtg. Tax _____
3. Recording Fee 2.50
4. Indexing Fee 1.00

STATE OF ALABAMA 8.50
SHELBY _____ County }

STATE OF ALA. SHELBY
I CERTIFY THIS By _____
INSTRUMENT WAS FILED _____
Secretary _____

88 OCT 31 AM 9:33

JUDGE OF PROBATE

I, the undersigned _____ a Notary Public in and for said County, in said State,

hereby certify that Marion R. Harris, Jr.

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 26th day of October, 19 88

Notary Public