

This form furnished by: **Cahaba Title, Inc.**

Eastern Office
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This instrument was prepared by:

(Name) Daniel M. Spitler, Attorney
(Address) 108 Chandalar Drive
Pelham, Alabama 35124

Send Tax Notice to:

(Name) Mr. and Mrs. Thomas R. Michael
(Address) 1914 Omaha Drive
Helena, Alabama 35080

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 ONE HUNDRED TWELVE THOUSAND SIX HUNDRED FIFTY-ONE 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

THOMAS R. MICHAEL and wife, JILL I. MICHAEL

(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 58, according to the Survey of Dearing Downs Ninth Addition, Phase I, as recorded
in Map Book 11 page 87, in the Probate Office of Shelby County, Alabama; being
situated in Shelby County, Alabama.

SUBJECT TO:

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

Public utility easements as shown by recorded plat, including a 5 foot on the rear of
lot.

Restrictions, covenants and conditions as set out in instrument recorded in Real 164
page 24 in Probate Office of Shelby County, Alabama.

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in
Deed Book 55 page 454 in Probate Office of Shelby County, Alabama.

Agreement with Alabama Power Company as to underground cables recorded in Real 172
page 419 and covenants pertaining thereto recorded in Real 181 page 66 in Probate
Office of Shelby County, Alabama.

Mineral and mining rights if not owned by Grantor.

\$90,100.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

1. Deed Tax \$ 23.00
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 2.00
TOTAL 27.50

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 day of 19 .

ATTEST:

Secretary

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

By

ROBIN HOMES, INC.

Secretary ~~President~~ - Marion R. Harris, Jr.

STATE OF ALABAMA

COUNTY OF SHELBY

89 APR 27 AM 8:01

JUDGE OF PROBATE

I, the undersigned, **Marion R. Harris, Jr.**,
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,

a Notary Public is and for said County in said

Given under my hand and official seal, this is 24th day of April

1/25/90

My Commission Expires

Notary Public