

(Name) DANIEL M. SPITLER, Attorney at Law
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Pelham, Alabama 35124



Cahaba Title, Inc.
Highway 31 South at V... Rd., Box 689
Pelham, Alabama 35124
Phone (205) 988-5600
Policy Issuing Agent for
SAFECO Title Insurance Company

Corporation Form Warranty Deed

STATE OF ALABAMA
COUNTY OF SHELBY

) 1006
)
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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 presents, grant, bargain, sell and convey unto
KAREN L. CHRIN, 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 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 on the rear
and 5 foot on the Northerly side of lot.

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 as corrected in Real 191 page 451 in Probate Office of Shelby County,
Alabama.

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

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 encum-
brances, 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
authorized to execute this conveyance, hereto set its signature and seal,

this the 3rd day of May 19 89

ATTEST:

1. Deed Tax \$ 6.00
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 2.00

STATE OF ALABAMA

COUNTY OF SHELBY

I,

the undersigned

hereby certify that Marion R. Harris, Jr.

whose name as Secretary of ROBIN HOMES, INC.

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

3rd

day of

May

1989