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This instrument was prepared by:

(Name) Daniel M. Spitler, Attorney

(Address) 108 Chandalar Drive
Pelham, Alabama 35124

1670
Send Tax Notice to:

(Name) Mr. and Mrs. Todd Nichols

(Address) 3512 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-EIGHT THOUSAND FIVE HUNDRED AND NO/100 (\$68,500.00) 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

TODD NICHOLS and wife, MAXINE L. NICHOLS

(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 51, in 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 easements and restrictions of record.

\$68,040.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 267 PAGE 937

1. Deed Tax	\$ <u>1.50</u>
2. [unclear]	\$ <u>2.50</u>
3. [unclear]	\$ <u>3.00</u>
4. [unclear]	\$ <u>1.00</u>
5. [unclear]	\$ <u>1.00</u>
6. [unclear]	\$ <u>1.00</u>
Total	\$ <u>7.00</u>

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 22nd day of November 19 89.

ATTEST:

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

By Marion R. Harris, Jr.
Secretary, Marion R. Harris, Jr.

STATE OF ALABAMA 29 NOV 29 AM 9:41
COUNTY OF SHELBY

I, the undersigned Judge of Probate a Notary Public is 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 is 22nd day of November

19 89

1/25/90

Commission Expires

Notary Public