

THIS INSTRUMENT WAS PREPARED BY:

(Name) Joan C. Genry

(Address) 907 Mansard Dr., Apt. 305, Birmingham, Ala.

LAND TITLE COMPANY OF ALABAMA
BIRMINGHAM, ALABAMA

WARRANTY DEED (CORPORATION)

THE STATE OF ALABAMA,

Shelby

County

4086
KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Three Thousand Dollars and 00/100 -----

----- DOLLAR
to the undersigned grantor Deer Springs Estates, Inc., a corporation
in hand paid by Henry Kelly McBride
the receipt whereof is hereby acknowledged, the said Deer Springs Estates, Inc.
does grant, bargain, sell and convey unto the said Henry Kelly McBride
the following described real estate, to-wit:

Lot #16, Second Addition, Deer Springs Estates, Inc., as recorded in
Map Book 5, Page 85, Columbiana, Shelby County, subject to easements
for public utilities, pipe lines, restrictive covenants, conditions
and limitations which pertain to said lot and any mineral mining rights
not owned by Deer Springs Estates, Inc.



19740308000011250 1/1 \$.00
Shelby Cnty Judge of Probate, AL
03/08/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 MAR -8 PM 3:55
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE:
Corbett McBride
JUDGE OF PROBATE

699
PAGE 285
BOOK

situated in SHELBY County, Alabama.

TO HAVE AND TO HOLD unto the said Henry Kelly McBride
His heirs and assigns forever.

And the said grantor does itself, and for its successors and assigns, covenant with the said
Henry Kelly McBride, His heirs and assigns,
that it is lawfully seized and possessed of said premises, that they are free from all encumbrances, that it has a good right
to sell and convey the same as aforesaid; that it will, and its successors and assigns shall, warrant and defend the same
unto the said Henry Kelly McBride, His
heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Deer Springs Estates, Inc.

has caused these presents to be executed by J. H. Dickey

its President, duly authorized thereto, and attested by

H. R. McBride its Secretary,

who affixed its corporate seal hereto, being duly authorized thereto, on this
the 26th day of February, 1974.

DEER SPRINGS ESTATES, INC.

Attest:

H. R. McBride

H. R. McBride,

Secretary.

By J. H. Dickey

Its President.

THE STATE OF ALABAMA,

Shelby

County.

I, Joan C. Genry

, a Notary Public - State At Large

in and for said County, in said State, hereby certify that J. H. Dickey and H. R. McBride, whose name
as Pres. & Sec. of the Deer Springs Estates, 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 in the act of said corporation.

Given under my hand this 26th day of February, 19 74.

Notary Public

My Commission expires 1-1-75.