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Shelby Cnty Judge of Probate,AL
05/12/1975 12:00:00AM FILED/CERT

4171

Form 1-1.5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

.....Shelby.....COUNTY}

KNOW ALL MEN BY THESE PRESENTS.

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, John B. Davis, partner, H. M. Davis, Jr., partner and Ted A. Holder, partner doing business as Deerwood Lake, a partnership (herein referred to as grantors) do grant, bargain, sell and convey unto

Thomas H. Jenkins, Jr., and wife, Jane C. Jenkins

(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 32, according to Map of DEERWOOD - LAKE, as recorded in Map Book 6, Page 30, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

The within described property is conveyed subject to the following:

1. Taxes for 1976 and subsequent years.
2. Restrictive covenants and conditions filled for record on August 1, 1974, in Misc. Book 9, Page 432.
3. Utility easements as shown on recorded map of said subdivision.
4. Title to 1/2 interest in mineral rights as reserved in deed to Charles O'Neal Bailey and Patricia Bailey, recorded in Deed Book 199, Page 523, in Probate Office.
5. Easement to Plantation Pipe Line Company, dated Aug. 18, 1941, and recorded in Deed Book 112, Page 329, in Probate Office, across SW $\frac{1}{4}$ Section 18, Township 19, Range 2 East.
6. Easements to Colonial Pipe Line Company dated Sept. 20, 1962, and recorded in Deed Book 222, Page 475, and dated April 19, 1971, and recorded in Deed Book 267, Page 333, in Probate Office, across the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 18, Township 19, Range 2 East.
7. Restrictions as shown on Map of said subdivision.
8. Transmission line permit to Alabama Power Company and Southern Bell Telephone and Telegraph Company dated April 18, 1975, and recorded in Deed Book 292, Page 353, in Probate Office.

TO HAVE AND TO HOLD to the said GRANTEEES 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 14th
day of April, 19 76. DEERWOOD LAKE,

DEERWOOD LAKE,
an Alabama General Partnership

WITNESS:

_____(Seal)

_____(Seal)

_____(Seal)

John B. Davis, General Partner (Seal)
H. M. Davis, Jr., General Partner (Seal)
Ted A. Holder, General Partner (Seal)

STATE OF ALABAMA
 XXXXXXXXXXXXXXXXXXXXXXXX COUNTY XXX

General Acknowledgment

a Notary Public in and for said County, in said State
 hereby certify that
 whose name signed to the foregoing conveyance, and who known to me, acknowledged before me
 on this day, that, being informed of the contents of the conveyance executed the same voluntarily
 on the day the same bears date
 Given under my hand and official seal this day of A.D. 19

Notary Public.

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Ted A. Holder, H. M. Davis, Jr. and John B. Davis, whose names as general partners of Deerwood Lake, an Alabama General Partnership, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that being informed of the contents of said conveyance, they, as such general partners, executed the same voluntarily for and as the act of said general partnership.

Given under my hand and official seal this the
14th day of April, 1976.

Kelma K. H. H.
NOTARY PUBLIC

My commission expires 1-16-78



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Carol M. Holder
JUDGE OF PROBATE

1976 APR 15 PM 2:09

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

Deed to 8-50

RETURN TO *Deed*

John B. Davis, partner,
H. M. Davis, Jr., partner and
Ted A. Holder, partner
doing business as Deerwood Lake
a partnership
TO

Thomas H. Jenkins, Jr. and

Jane C. Jenkins

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
Title Insurance
BIRMINGHAM, ALA.

8-50
3-00
1-00
12.5-0

BOOK 298 PAGE 165