

This instrument was prepared by
(Name) Billie D. Wildman
(Address) P.O. Box 265 Alabaster, Ala. 1055

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA }
COUNTY OF Shelby } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three thousand two hundred four and no/100-----(\$3204.00)

to the undersigned grantor, Deer Springs Estates 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

John Louis Landers and wife Matilda Shipp Landers

(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

Lot #39 First Addition of Deer Springs Estates as recorded in Book 5
Page 55 in Probate Office of Shelby County.

Subject to easements for public utilities, restrictive covenants,
conditions and limitations which pertain to said lot and any mineral
and mining rights not owned by Deer Springs Estates.

BOOK 293 PAGE 66

19751217000071110 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/17/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 DEC 17 AM 10:36
Ned Jay 350
Carnal J. Dickey
JUDGE OF PROBATE

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 con-
tingent 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 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, J.H. Dickey
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 8th day of December 19 75

ATTEST:

H R
Secretary

By J.H. Dickey
President

STATE OF Alabama }
COUNTY OF Shelby }

I, Billie D. Wildman a Notary Public in and for said County in said
State, hereby certify that J.H. Dickey
whose name as President of 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 as
the act of said corporation,

Given under my hand and official seal, this the 8th day of December 19 75

Billie D. Wildman
Notary Public