

1086
(Name) Billie D. Wildman
(Address) P.O. Box 265 Alabaster, Ala.

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 and no/100----- (\$3200.00)

see Mtg 351 - 220

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

Clifford E. Evans and wife Charlotte Kay Evans

(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 #3 Deer Springs Estates, Second Addition, and that portion of
Lot #4, Deer Springs Estates, Second Addition, described as follows;
Begin at the most Northerly corner joining lots 3 and 4 running in a
Southwesterly direction along the common boundry of said lots a
distance of 160.2 feet, thence 76 degrees 20 minutes left in a
Southeasterly direction along the most Southwesterly boundry line of
Lot 4, a distance of 55.0 feet, thence 120 degrees 48 minutes 55
seconds left a distance of 181.25 feet to the point of beginning.
As recorded in Book 5, page 85 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 216

19751222000072280 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/22/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 DEC 22 AM 10:10
Book 293 p 152
Conrad M. 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:

J. R. McBrat
Secretary

By *J. H. Dickey*
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