

THIS INSTRUMENT WAS PREPARED BY: LAND TITLE COMPANY OF ALABAMA 8297
(Name) Billie D. Wildman

(Address) P.O. Box 265 Alabaster, Ala.

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama }
Shelby County }

That in consideration of Eight thousand eight hundred fifty eight & 55/100- Dollars

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

Harvey A. Templeton

(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

2 Bedroom frame house situated on,
Lot #6, First Addition to Deer Springs Estates as recorded in
Book 5, page 38 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.



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Shelby Cnty Judge of Probate, AL
09/27/1976 12:00:00AM FILED/CERT

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TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death
of either of them, then 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 it is law-
fully seized in fee simple of said premises, that they are free from all encumbrances,

that is 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 for
ever, 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, the 5th day of
January 1976

ATTEST:

H. R. Th. Brud-
Secretary

By J. H. Dickey
President

State of Alabama }
Shelby County }

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

Given under my hand and official seal, this the 5th day of January 1976

Billie D. Wildman
Notary Public