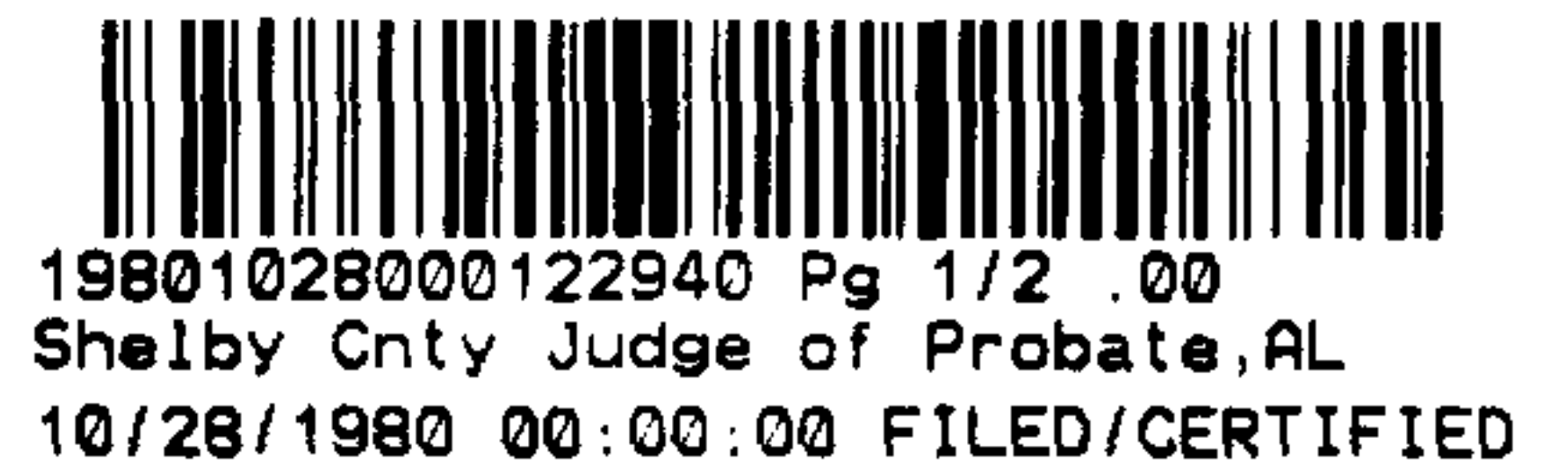


This instrument was prepared by 7038

(Name) Diane S. McBride

(Address) Rt. 2 Box 1415, Alabaster, Alabama 35007



CORPORATION FORM WARRANTY DEED - AMERICAN TITLE INS. CO., 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 ----- DOLLARS,

to the undersigned grantor, Deer Springs Associates Inc., a corporation,  
in hand paid by

R. H. Fuqua, Jr.

the receipt of which is hereby acknowledged, the said

Deer Springs Associates Inc.

does by these presents, grant, bargain, sell and convey unto the said

R. H. Fuqua, Jr.

the following described real estate, situated in

Lot 40 of Deer Springs Estates - Third Addition, as recorded in Map Book 6, Page 5 in the office of the Judge of Probate in Shelby County, Alabama, 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 Associates Inc.

Also that indebtedness owed to Deer Springs Associates Inc., evidenced by that certain Real Estate Lease Sales Contract dated 3-2-73, from R. H. Fuqua, Jr. to Deer Springs Associates Inc., referred to in assignments recorded in Misc. Book 15, Page 151 and Misc. Book 17, Page 180 in the office of the Judge of Probate of Shelby County, Alabama, is hereby released and paid in full.

TO HAVE AND TO HOLD, To the said

R. H. Fuqua, Jr.

heirs and assigns forever.

And said Deer Springs Associates Inc. does for itself, its successors and assigns, covenant with said

R. H. Fuqua, Jr.

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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

R. H. Fuqua, Jr.

heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said

Deer Springs Associates Inc.

by its

President, J. H. Dickey

, who is authorized to execute this conveyance,

has hereto set its signature and seal, this the

day of

, 19 .

ATTEST:

DEER SPRINGS ASSOCIATES INC.

*J. H. Dickey*

Secretary

By

*J. H. Dickey*

President

STATE OF ALABAMA

COUNTY OF SHELBY

RECEIVED SHELBY CO. CLERK OF PROBATE  
OCT 28 AM 11:13  
FILED

*Check for 350  
Rec. 150  
Dis. 10  
600*

I, the undersigned,  
said State, hereby certify that

J. H. Dickey

a Notary Public in and for said County, in

whose name as President of

Deer Springs Associates Inc.,

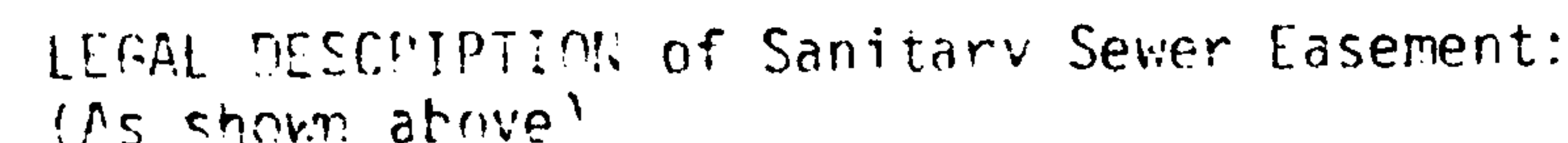
a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 15th day of October

*R. H. Fuqua Jr.  
40 Householder*

*Norma J. Dickey*  
Notary Public  
MY COMMISSION EXPIRES NOVEMBER 11, 1982





Dated this 9th day of October, 1920.

BETHEL H. WHITSON COMPANY, INC.

JOHN C. GUSTIN III, REG. # 9322