

THIS INSTRUMENT WAS PREPARED BY: *Joan Genry, 905-B Valley Avenue, Birmingham, Ala.*
LAND TITLE COMPANY OF ALABAMA
BIRMINGHAM, ALABAMA

(Name) *George W. Erwin and wife Ruby Erwin*

(Address) *5419*

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

State of Alabama }
SHELBY County }

That in consideration of *One Hundred Dollars and* Dollars

other considerations-----
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

George Erwin and wife, Ruby Erwin

(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

*Lot 68 Deer Springs Estates, Inc. first addition as recorded in Map
Book 5, Page 55, Columbiana, Alabama, Shelby County. Subject to ease-
ments 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 Estates, Inc.*

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Shelby Cnty Judge of Probate, AL
10/18/1971 12:00:00 AM FILED/CERT

REC. BK. & FILE NO. 10
UCC FILE NO. 10
1971 OCT 18 PM 5:50
H. R. McBride
J. H. Dickey

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 the *7th* day of
October, 19 *71.*

ATTEST:

H. R. McBride
H. R. McBride Secretary

By *J. H. Dickey*
J. H. Dickey President

State of Alabama }
SHELBY County }

I, *Joan C. Genry*, a Notary Public in and for said
county in said state, hereby certify that *J. H. Dickey*,
whose name as *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 *7th* day of *October,* 1971

Joan C. Genry
Notary Public.

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