

This instrument was prepared by

(Name) Joan C. Genry

Jefferson Land Title Service Co., Inc.

(Address) Route 2, Box 1418, Alabaster, Ala. 35007

AGENTS FOR

Mississippi Valley Title Insurance Company

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

STATE OF ALABAMA
COUNTY OF Shelby

1044
} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Thousand Dollars and 00/100 -----

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

Patrick Elliott and wife Helen Elliott

(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

Deer Springs Estates, Inc., Lot 2, Third Addition, as recorded in Map Book 6, Page 5, Columbiana, Alabama, Shelby County, subject to easements for public utilities, pipelines, restrictive covenants, conditions and limitations which pertain to said lot and any mineral mining rights not owned by Deer Springs Estates, Inc.

19731113000062890 1/1 \$.00
Shelby Cnty Judge of Probate, AL
11/13/1973 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1973 NOV 13 PM 12:44
U.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Cons. by [Signature]
JUDGE OF PROBATE

BOOK 283 PAGE 782
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 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 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 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 6th day of November 19 73.

ATTEST:

H. R. McBride
H. R. McBride Secretary

Deer Springs Estates Inc
By J. H. Dickey President

STATE OF Alabama
COUNTY OF Shelby

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 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 6th day of November, 19 73.

Joan C. Genry
Notary Public
My Commission Expires 2-1-75.

