

THIS INSTRUMENT WAS PREPARED BY: Joan C. Genry, Route 2, Alabaster, Ala. 35007
LAND TITLE COMPANY OF ALABAMA

(Name) James M. McDonald and ^{mother} Bernice R. McDonald

(Address) Route 2, Box 1418, Alabaster, Alabama 35007

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

State of Alabama

Shelby

County

That in consideration of Two Thousand Six Hundred Sixty Four 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

James M. McDonald and wife Bernice R. McDonald

(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 #1 as recorded in Map Book 6, Page 5, plus 80 feet running along
Deer Springs Circle thence 60 feet to Plantation Pipe easement thence
running along pipe line to South East corner of Lot #1, 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., Third section.



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Shelby Cnty Judge of Probate, AL
11/13/1973 12:00:00 AM FILED/CERT

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 12th day of
October, 1973.

ATTEST:

H. R. McBride
H. R. McBride, Secretary

Deer Springs Estates Inc
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 12th day of October, 1973.

Joan C. Genry
Notary Public