

This instrument was prepared by

(Name) Joan C. Genry

Jefferson Land Title Service Co., Inc.

(Address) 907 Mansard Dr., Apt. 305, Birmingham, Ala AGENTS FOR
Mississippi Valley Title Insurance Company

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

STATE OF ALABAMA

COUNTY OF Shelby

2152
} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Four Thousand Six Hundred Eighty 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

William M. Short and wife, Mary P. Short

(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

Lots 70 and 71, First Addition, Deer Springs Estates, Inc., as recorded In Map Book 5, Page 55, 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.



19731124000064270 1/1 \$.00
Shelby Cnty Judge of Probate, AL
11/24/1973 12:00:00 AM FILED/CERT

REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
1973 NOV 26 AM 9:58
Clerk of Probate
JUDGE OF PROBATE

BOOK 283 PAGE 892

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 14th day of November, 19 73.

ATTEST:

H. R. McBride

H. R. McBride

Secretary

By

J. H. Dickey
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

whose name as J. H. Dickey 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 14th day of November, 19 73.

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

