

This instrument was prepared by

(Name) Linda Sutherland

(Address) 2228 first Avenue North, Birmingham, Ala.

Jefferson Land Title Service Co., Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

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

STATE OF ALABAMA

COUNTY OF Shelby

2313
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three thousand and no/100's ***** Dollars

to the undersigned grantor, Deer Springs Estates, Inc.

(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 F. Lagrone, Jr. and wife, Sharon Lagrone

(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

Lot 10, in Deer Springs Estates, 3rd Addition, according to map recorded in Map Book 6, Page 5, in the Probate Office of Shelby County, Alabama, subject to easements for public utilities, restrictive covenants, conditions and limitations which pertain to said lot and any mineral mining rights not owned by Deer Springs Estates, Inc.

\$2,700.00 of THE PURCHASE PRICE RECITED ABOVE WAS PAID FROM A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

BOOK 284 PAGE 90

19731204000065540 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/04/1973 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
NOTARIES PUBLIC
1973 DEC -4 PM 2:56
U.C.C. FILE NUMBER 69
RE. BK. 2 PAGE AS SHOWN ABOVE
Clerk of Probate

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 21 day of November 1973

ATTEST:

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 21st day of November

19 73

Notary Public

My Commission Expires 2-1-75.