

This instrument was prepared by

(Name) Joan C. Genry

(Address) 907 Mansard Dr., Apt. 305, 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

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Thousand Seven Hundred Fifty Five Dollars and 00/100 --

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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

Clarence M. Young, and wife Sallie M. Young

(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 #35, 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.



19731218000067710 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
12/18/1973 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1973 DEC 18 PM 2:32  
U.C.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE  
Cora M. Smith  
JUDGE OF PROBATE

BOOK 284 PAGE 241

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 con-  
tingent 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 encum-  
brances,

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, 1973

ATTEST:

DEER SPRINGS ESTATES, INC.

By J. H. Dickey President

H. R. McBride Secretary

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,

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.

