

This instrument was prepared by *Joan C. Genry, 907 Mansard Dr., Apt. 305, Birmingham, Ala.*

(Name) *Harold Wayne Smitherman and wife Betty J. Jefferson Land Title Service Co., Inc.*

(Address) *Route 2, Box 1442, Alabaster, Ala. 35007*

AGENTS FOR
Mississippi Valley Title Insurance Company

2780

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 Three Hundred 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

Harold Wayne Smitherman and wife, Betty Jo. Smitherman

(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 73, 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.*



19731231000069610 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/31/1973 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Filed Dec 31 AM 11:56
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Conrad M. Dickey
JUDGE OF PROBATE

BOOK 284 PAGE 553

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 *15th* day of *December*, 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 *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 *15th* day of *December*, 19 *73*.

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