

This instrument was prepared by

(Name) Joan C. Genry

Jefferson Land Title Service Co., Inc.

(Address) 907 Mansard Drive, Apt. 305,
Birmingham, Alabama 35209 3431

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 Twenty Eight Thousand Eight Hundred Eighty Two Dollars
and 50/100 -----

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

Deer Springs Associates, Inc.

(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

A tract of land containing 150 acres, more or less, situated in Section 17,
Township 20 South, Range 2 West, Shelby County, Alabama, and more particularly
described as being that part of the Southeast 1/4 lying Northwest of Shelby
County Highway No. 11, and the Easterly 28.63 acres of the Northeast 1/4
of the Southwest 1/4, all in said Section 17.

This includes what is recorded as Deer Springs Estates, Inc., Third Addition.

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19740131000005230 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/31/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 JAN 31 PM 1:10
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Corney H. Dickey
JUDGE 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 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 30 day of January, 19 74.

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 30th day of

January, 19 74.

Joan C. Genry
Notary Public

My commission expires 2-1-75.