

This instrument was prepared by

(Name) Joan C. Genry

(Address) 907 Mansard Drive, 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

4009
} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Thousand Three 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

J. E. Romine and Wife, Margaret W. Romine

(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 #44, First Addition, Deer Springs Estates, 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.

BOOK 285 PAGE 626



19740307000010950 1/1 \$.00
Shelby Cnty Judge of Probate, AL
03/07/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 MAR -7 AM 8:55
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Conrad M. 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 18th day of February, 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 18th day of February, 19 74.

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

