

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

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Three Thousand Dollars and 00/100's *****

to the undersigned grantor, Deer Springs Associates, 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

Morton R. Claxon and wife, Nancy L. Claxon

(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 17, in Deer Springs Estates, Third Addition, according to map
recorded in Map Book 6, Page 5, Shelby County, Alabama, Probate Office.

\$3,000.00 of the purchase price recited above was paid from a mortgage
loan closed simultaneously herewith.

BOOK 287 PAGE 111

19740528000025830 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/28/1974 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 MAY 28 AM 9:56
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
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 23 day of March, 19 74.

ATTEST:

Ruby Dickey
Ruby Dickey 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 Associates, 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 23 day of March, 19 74.

Joan C. Genry
Notary Public

My Commission Expires 2-1-75.