

State of Alabama

SHELBY

County

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KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of
One (\$1.00) Dollar and other good and valuable considerations

to the undersigned grantor, Deer Springs Estates, Inc.
a corporation, in hand paid by James P. Drummond and wife, Ann Drummond
the receipt whereof is acknowledged, the said
Deer Springs Estates, Inc.

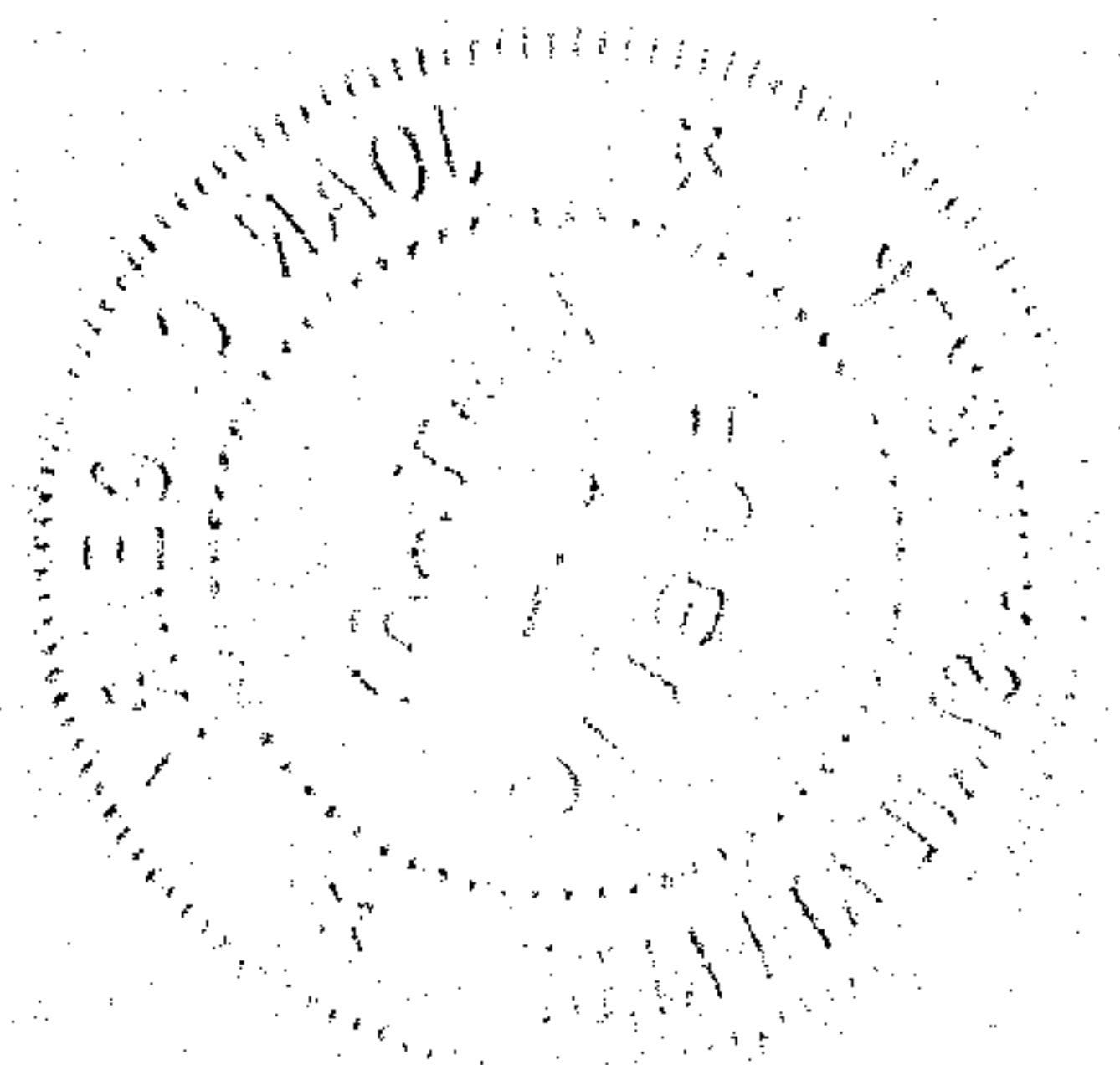
does by these presents, grant, bargain, sell, and convey unto the said
James P. Drummond and wife, Ann Drummond

as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

The easement on Lot 1, according to the survey of Deer Springs Estate, a map of which is recorded in Map Book 5 at Page 38 in the Office of the Judge of Probate of Shelby County, Alabama, that is shown on said map as 20 foot easement running North and South across the said Lot 1, provided, however, that the water on the North side of Lot 1 may drain across the said Lot 1 to the South side thereof at any place on said Lot 1 selected by the owner of said Lot 1.

BOOK 287 PAGE 765

19740712000034310 1/2 \$.00
Shelby Cnty Judge of Probate, AL
07/12/1974 12:00:00 AM FILED/CERT



TO HAVE AND TO HOLD said property unto the said James P. Drummond and wife, Ann Drummond, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And said Deer Springs Estates, Inc. does for itself, its successors

and assigns, covenant with said James P. Drummond and wife, Ann Drummond, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

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

James P. Drummond and wife, Ann Drummond, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said Deer Springs Estates, Inc.

signature by James H. Dickey its President,
who is duly authorized, on this 28th day of June, 1974.

ATTEST:

DEER SPRINGS ESTATES, INC.

H. R. McDaniel
Secretary.

By J. H. Dickey President.

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DEER SPRINGS ESTATES, INC.

TO

JAMES P. DRUMMOND AND WIFE,
ANN DRUMMOND

CORPORATION
WARRANTY DEED
WITH RIGHT OF SURVIVORSHIP



19740712000034310 2/2 \$.00
Shelby Cnty Judge of Probate, AL
07/12/1974 12:00:00 AM FILED/CERT

THIS FORM FROM

TITLE GUARANTEE & TRUST CO.

TITLE INSURANCE — ABSTRACTS

TRUSTS

BIRMINGHAM, ALABAMA

State of Alabama

SHELBY

County

I, The undersigned, a Notary Public in and for said county in said state, hereby certify that James H. Dickey, whose name as President of the 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 28th day of June, 1974

Jean A. Leroy
Notary Public.
My commission expires 2-1-75.



STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1974 JUL 12 AM 9:08
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
JUDGE OF PROBATE
Cons. M. J. ...

BOOK 287 PAGE 786