

3183

(Name) Bettie T. Forstman

(Address) 564-Clearview Road, Birmingham, Alabama 35226

Form 1-1-7 Rev. 8-70

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF Shelby

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Two thousand one hundred eight dollars & no/100---Dollars
(\$2,108.00)

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

Joe M. Forstman and wife Bettie T. Forstman

(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 Shelby County, Alabama.

Lot #31 located in Deer Springs Estates, First Addition, as
recorded in Book 5, Page 55.
Subject to easements for public utilities and restrictive
covenants, conditions and limitations which pertain to said
lot and any mineral and mining right not owned by Deer Springs
Estates Incorporated.

This is a corrective ~~deed~~ ^{deed}.

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19750324000012840 1/1 \$.00
Shelby Cnty Judge of Probate, AL
03/24/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
JUDGE OF PROBATE
CERTIFY THIS
INSTRUMENT WAS FILED
1975 MAR 24 AM 11:55
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Consolidation
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, unless otherwise noted above, 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 19 day of

ATTEST:

Deer Springs Estates Incorporated

H. R. McBride
H. R. McBride

Secretary

By J. H. Dickey

J. H. Dickey

President

STATE OF Alabama
COUNTY OF Shelby

I, Billie D. Wildman
State, hereby certify that
whose name as

President of Deer Springs Estates Inc.

a Notary Public in and for said County in said

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

22nd day of

March

19 75

Billie D. Wildman
Notary Public