

This instrument was prepared by

(Name) Cumberland Capital Corporation by: Terri Edwards Jefferson Land Title Service Co., Inc.

(Address) 2228 1st Ave. No. B'ham, Ala. 35203

AGENTS FOR

Mississippi Valley Title Insurance Company

5412

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 Four thousand eight hundred and no/100's

See Mtg 346-491

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

Elton William Teer and wife, Maurice Ann Teer

(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

SW 1/4 of Lot 31, Lot 32, and Lot 33, Third Addition, Deer Springs Estates, Inc., as recorded in Map Book 6, Page 5, Shelby County, Columbiana, Ala.

\_\_\_\_\_ of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

292 PAGE 845

19750613000030510 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
06/13/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1975 JUN 13 AM 9:19  
Need Not 2.00  
Correctly Done  
JUDGE OF PROBATE

BOOK 292 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 contingent 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 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 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 20th day of May 19 75

ATTEST:

Deer Springs Associates, Inc.

Ruby Dickey  
Secretary

By J.H. Dickey  
J.H. Dickey  
President

STATE OF  
COUNTY OF

I, Billie D. Wildman  
State, hereby certify that  
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 20th day of

May 19 75  
Billie D. Wildman  
Notary Public