

(Name) **Billie D. Wildman**
(Address) **Box 265 Alabaster, 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 **One thousand six hundred ninety & no/100----- (\$1,690.00)**

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

John W. Powell and wife Mary E. Powell

(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

Deer springs Estates, 1st Addition, Lot 5L, as recorded in Shelby County Probate Office in Book 5, page 55. Subject to easements for public utilities, restrictive covenants, conditions and limitations which pertain to said lot and any mineral and mining rights not owned by Deer Springs Estates.

BOOK 295 PAGE 452

19751110000062790 1/1 \$.00
Shelby Cnty Judge of Probate, AL
11/10/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 NOV 10 PM 2:45
JUDGE OF PROBATE
Wendy Taylor
Candace H. Hester

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 **10th** day of **November** 19**75**

ATTEST:

H.R. McBrat
Secretary

By *J.H. Dickey*
J.H. Dickey President
Deer Springs Estates Inc.

STATE OF Alabama }
COUNTY OF **Shelby** }

I, **Billie D. Wildman** 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 **10th** day of **November**

Billie D. Wildman
Notary Public