

This instrument was prepared by

(Name) Billie D. Wildman

2579

Jefferson Land Title Service Co., Inc.

(Address) Box 265 Alabaster, Alabama 35007

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 Two thousand six hundred eighty and no/100---- (\$2680.00)

to the undersigned grantor, Deer Springs Estates Inc.

(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

William C. Bailey

(herein referred to as GRANTEEES) 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

Lot #38, 1st Addition to Deer Springs Estates as recorded in Probate Office of Shelby County in Book 5, page 55; Except: 40 ft. off of the back of lot which adjoins Lot #37.

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.

0540  
2637 PAGE 340  
BOOK 8



19760302000017410 1/1 \$0.00  
Shelby Cnty Judge of Probate, AL  
03/02/1976 12:00:00 AM FILED/CERT

STATE OF ALABAMA  
SHERIFF CERTIFY THIS  
INSTRUMENT WAS FILED  
1976 MAR - 2 AM 9:00

Shelby Co  
Court of Probate  
Judge of Probate

TO HAVE AND TO HOLD, To the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 23rd day of February 1976

ATTEST:

H.R. Wildman

Secretary

DEER SPRINGS ESTATES INC.

By J.H. Dickey

President

STATE OF Alabama  
COUNTY OF Shelby

I, Billie D. Wildman

State, hereby certify that  
whose name as the 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 the 23rd day of February 1976, 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 23rd day of February

Billie D. Wildman  
Notary Public

1976