

This instrument was prepared by

(Name) Billie D. Wildman 2879  
(Address) Box 265 Alabaster, Alabama 35007

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

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

William C. Bailey

(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

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.



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

STATE OF ALA. SHELBY CO.  
JUDGE OF PROBATE  
1976 MAR -2 AM 9:00  
INSTRUMENT WAS FILED  
Deer Springs  
Cory J. Dickey

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,

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 23rd day of February 19 76

ATTEST:

H. R. Mc Bort

Secretary

DEER SPRINGS ESTATES INC.

By J.H. Dickey  
J.H. Dickey

President

STATE OF Alabama }  
COUNTY OF Shelby }

I, Billie D. Wildman a Notary Public in and for said County in said  
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 and 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

19 76