

This instrument was prepared by

(Name) HARRISON & CONWILL

8522

Jefferson Land Title Service Co., Inc.

(Address) COLUMBIANA, ALABAMA 35051

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED

This instrument was prepared by

(Name) Billie D. Wildman

(Address) P.O. Box 265 Alabaster, Ala.

8532

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

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

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

Laura D. Turner

(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 #15 1st Addition to Deer Springs Estates, as recorded in Book 5, page 55 in the Probate Office of Shelby County. 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.

228 PAGE 00C BOOK

19760915000088330 1/1 \$.00
Shelby Cnty Judge of Probate, AL
09/15/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1976 SEP 15 AM 8:40
Deed July 3.00
Conrad M. Boudin
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 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 26th day of August 1976

ATTEST:

H.R. M. Dickey
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 of said State, hereby certify that J.H. Dickey 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 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.

