

This instrument was prepared by

(Name) Diane S. McBride

(Address) Rt. 3 Box 1528, Alabaster, Alabama 35007

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 and no/100 Dollars (\$2000.00)

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

Joseph I. DeMarco

(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

Lot # 50 of Deer Springs Estates - First Addition, as recorded in Map
Book 5, Page 55, in the office of the Judge of Probate in Shelby County,
Alabama, subject to easements for public utilities, pipe lines,
restrictive covenants, conditions and limitations which pertain to
said lot and any mineral mining rights not owned by Deer Springs
Estates, Inc.

BOOK 302 PAGE 316



19761124000114650 1/1 \$.00
Shelby Cnty Judge of Probate, AL
11/24/1976 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I HEREBY CERTIFY THIS
INSTRUMENT WAS FILED
1976 NOV 24 AM 9:53
Deed M. 200
CONF. M. 200
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, **Henry Kelly McBride**
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 12th day of November, 19 76.
Deer Springs Estates, Inc.

ATTEST:

Diane S. McBride

Secretary

By Henry K. McBride
President

STATE OF
COUNTY OF

I, Pennie M. Manley, a Notary Public in and for said County in said State, hereby certify that Henry K. McBride 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.

Given under my hand and official seal, this the 15th day of November, 19 76

Pennie M. Manley
Notary Public

My Commission Expires September 17, 1980