

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler

(Address) Columbiana, Alabama

Form 1-1-7 Rev. 8-70

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

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE & NO/100 (\$1.00) DOLLARS

to the undersigned grantor, DEER SPRINGS ESTATES, INC.

(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

J. E. Romine and wife, Margaret W. Romine

(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, Alabama, to-wit:

An undivided one-half (1/2) interest in and to the following property:
Lot #46, First Addition of Deer Springs Estates, as recorded in the
Probate Office of Shelby County, Alabama in Map 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.

This deed is given to correct that certain deed from grantor herein
recorded in Deed Book 297, page 119.

BOOK 302 PAGE 515

STATE OF ALA. SHELBY CO.
I HEREBY CERTIFY THIS
INSTRUMENT WAS FILED

1976 DEC -9 AM 8:03

Corrected

Comptroller

JUDGE OF PROBATE



19761209000118990 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/09/1976 12:00:00 AM FILED/CERT

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, unless otherwise noted above, 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 3rd day of December 1976.

ATTEST:

DEER SPRINGS ESTATES, INC.

Diane Smith McBride
Secretary

By Henry K. McBride
President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Henry Kelly McBride
State, hereby certify that 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 3 day of DECEMBER 1976.

Notary Public
My Commission Expires Nov. 1