

This instrument was prepared by

(Name) Diane S. McBride

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

8690

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 Two thousand six hundred eighty and no/100 Dollars (\$ 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

Phillip W. Blaich and Terry B. Blaich

(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 # 61 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 305 PAGE 387

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1977 MAY 16 AM 11:30
JUDGE OF PROBATE

19770516000047270 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/16/1977 12:00:00AM 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 K. McBride**
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 13th day of April 1977
DEER SPRINGS ESTATES INC.

ATTEST:

Diane S. McBride
Secretary

By Henry K. McBride
President

STATE OF ALABAMA
COUNTY OF SHELBY

I, **Amos Cory Jr** a Notary Public in and for said County in said
State, hereby certify that **Henry K. McBride**
whose name as its 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 13th day of

April

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Amos W. Cory Jr.
Notary Public

My Commission Expires Jul 1979