

5-50

4,100 purchase money on mtg -

This instrument was prepared by

(Name) Diane S. McBride

2543

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

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 Seven thousand two hundred and no/100 (\$7200.00)

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

Alva C. Battle and Linnie P. Battle

(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

Lots 18, 19 and 50 feet of uniform width of the Southwest side of Lot 20 of Deer Springs Estates - Second Addition, as recorded in Map Book 5, Page 85 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 lots and any mineral mining rights not owned by Deer Springs Estates Inc.

19771006000106650 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
10/06/1977 12:00:00AM FILED/CERT

Also that indebtedness owed to Deer Springs Estates Inc., evidenced by those certain Real Estate Lease Sales Contracts dated March 10, 1973, August 8, 1972, and May 5, 1973, respectively, from Alva C. Battle to Deer Springs Estates Inc., referred to in assignments recorded in Misc. Book 15, Page 151 and Misc. Book 17, Page 180 in the office of the Judge of Probate of Shelby County, Alabama, are hereby released and paid in full.

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 day of 1977

ATTEST:

DEER SPRINGS ESTATES INC.

STATE OF ALA. SHELBY CO. I CERTIFY THIS SECRETARY HAS FILED

By Henry K. McBride President

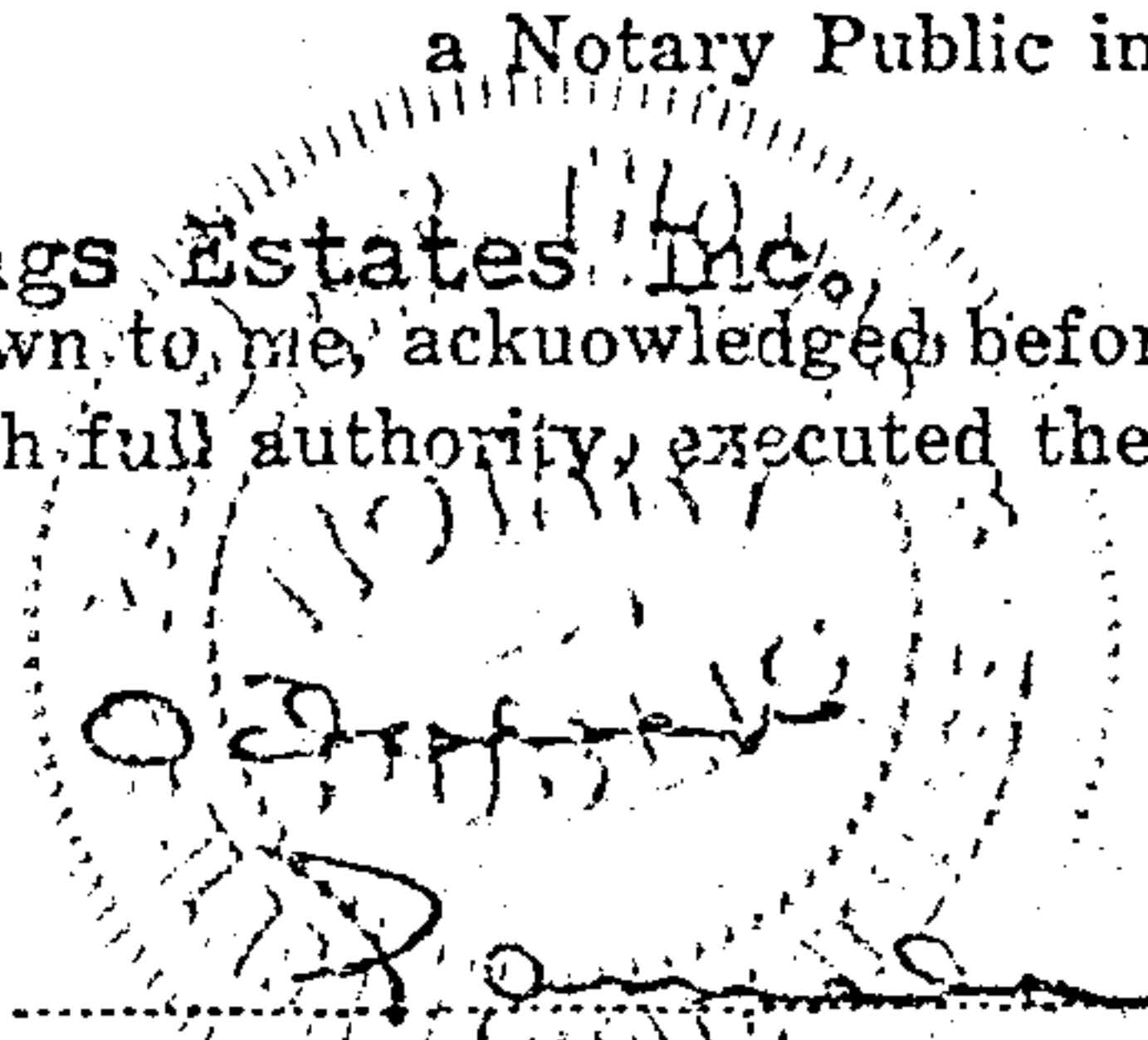
STATE OF ALABAMA  
COUNTY OF SHELBY

1977 OCT -6 PM 3:28

Deed 3.50  
Fee 1.50 Sec mtg. 370-213  
Audit 1.00  
6.00

I, Pamela P. Johnson, a Notary Public in and for said County in said State, hereby certify that Henry K. McBride, 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 1st day of October 1977



Citizens Bank & Trust Co.  
P.O. Box 9

MY Commission Expires April 18, 198