2.50

This instrument was prepared by 3677

(Name) Diane S. McBride

(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 Four thousand seven hundred and no/100($4700.00) ----------

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

Frank E. Dunnaway and Elizabeth B. Dunnaway

(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, Co.- ALA:

Lot 21 and 50 feet of uniform width off of the Northeast 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 lot and any mineral mining rights not owned by Deer Springs Estates Inc.

Also that indebtedness owed to Deer Springs Estates Inc., evidenced by that certain Real Estate Lease Sales Contract dated 2-26-73 and 5-5-73, respectively, from F. E. Dunnaway 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, is hereby released and paid in full.

BOOK 308 PAGE 579

19771026000114930 1/1 $.00
Shelby Cnty Judge of Probate,AL
10/26/1977 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 20th day of Oct. 19 77

ATTEST: DEER SPRINGS ESTATES INC.

Diane S. McBride Secretary By Henry K. McBride President

STATE OF ALABAMA, SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1977 OCT 26 AM 10:24

Deed 5.00
Rec. 1.50
Index 1.00
7.50

STATE OF ALABAMA
COUNTY OF SHELBY }

JUDGE OF PROBATE

I, Pamela P. Thomas a Notary Public in and for said County in said State, hereby certify that Henry K. McBride 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 20th day of October 19 77

NOTARY PUBLIC

Pamela P. Thomas Notary Public

MY Commission Expires April 19, 1981.

Citizens Bank & Trust Company
P.O. Box 966
[redacted]r, Alabama 35007
[redacted]-9165