

This instrument was prepared by

(Name) Ferree & Armstrong

(Address) P. O. Box 1007, 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 Two thousand eight hundred eighty and no/100 dollars -----(\$2,880.00)

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

William C. Bailey and wife, Lucy G. Bailey

(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.

Lot 37 Deer Spring Estates 1st Addition as recorded in the Probate Office of Shelby County, Alabama in Book 5, page 55. Also the following described parcel: Begin at the most westerly corner of Lot 37; thence northwesterly along the northwest property line of said Lot 37 a distance of 208.1 ft.; thence 108 deg. 20 min. left in a northwesterly direction a distance of 40.0 ft.; thence 82 deg. 39 min. 25 sec. left in a southwesterly direction a distance of 199.17 ft. to the point of beginning.

Subject to easements for public utilities, pipe lines, restrictive covenants, conditions and limitations which pertain to said lot and any mineral 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 June 7, 1975, from W. C. Bailey and Lucy G. Bailey 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.

19780314000031960 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
03/14/1978 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 9 day of March 19 78

ATTEST:

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

Secretary

1978 MAR 14 AM 10:20

STATE OF ALABAMA  
COUNTY OF SHELBY

Thomas A. Insworth, Jr.  
JUDGE OF PROBATE

By Henry K. McBride  
President

Deed 3.00  
Rec. 1.50  
Index 1.00  
5.50

I, the undersigned Henry K. McBride a Notary Public in and for said County in said State, hereby certify that 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 9 day of March 19 78

Notary Public

My Commission Expires Nov. 7, 1979