

This instrument was prepared by

768

(Name) Diane S. McBride
(Address) Rt. 2 Box 1415, 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 five hundred and no/100 (\$2500.00) -----

to the undersigned grantor, Deer Springs Associates 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

Ronnie K. Wildman and wife, Billie Wildman
(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 12 of Deer Springs Estates - Third Addition, as recorded in
Map Book 6, Page 5 in the office of the Judge of Probate, 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 Associates Inc.

BOOK 312 PAGE 179

19780517000059560 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/17/1978 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1978 MAY 17 AM 8:17
Deed Fee - 2.50
Rec. 1.50
1.00
5.00

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 con-
tingent 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 encum-
brances, 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, J. H. Dickey
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 16th day of May 1978.

ATTEST: DEER SPRINGS ASSOCIATES INC.
Ruby Dickey Secretary By J. H. Dickey President

STATE OF ALABAMA }
COUNTY OF SHELBY }

I, Henry K. McBride a Notary Public in and for said County in said
State, hereby certify that J. H. Dickey
whose name as President of Deer Springs Associates 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 16th day of May

Billie Wildman
P.O. Box 265
Alabaster, Ala. My Commission expires June 1980

