

This instrument was prepared by

(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 eight hundred eighty and no/100-----(\$2880.00)

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

Sunny Realty Inc.

(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 # 14 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 6 - 10 - 72, from
W. J. Scoggins 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 312 PAGE 679

19780602000069420 1/1 \$.00
Shelby Cnty Judge of Probate, AL
06/02/1978 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 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, Henry K. McBride
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 29 day of May 19 78

ATTEST:

DEER SPRINGS ESTATES INC.

Diane S. McBride
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
Secretary

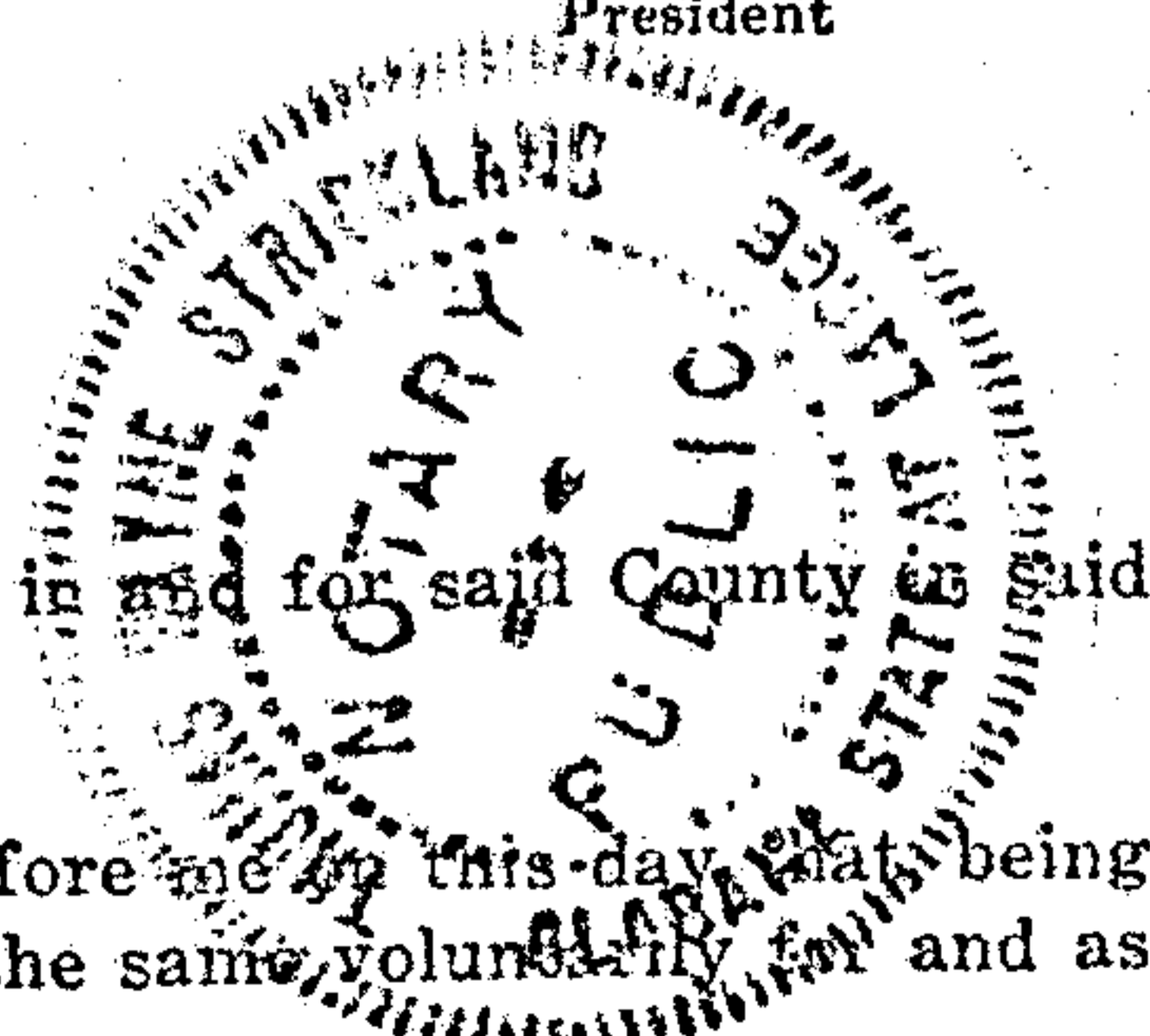
By Henry K. McBride
President

STATE OF ALABAMA
COUNTY OF SHELBY

1978 JUN -2 AM 9:39
Thomas A. Stickland
JUDGE OF PROBATE

deed tax - 3.00
Rec. 1.50
1.00
5.50

I,
State, hereby certify that
whose name as 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 and as
the act of said corporation,



Given under my hand and official seal, this the 29th day of MAY 1978

4 Square Properties
Sunny Realty
3300 Independence Dr.
824 Ala 35209

Thomas Wayne Stickland
Notary Public