

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 Ten and no/100 (\$10.00) Dollars and other valuable considerations

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

Paul B. Lowery and wife, Judy Lowery

(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

A parcel of land located in the Southeast 1/4 of Section 17, Township 20 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Begin at the Southwest corner of Lot 37 of Deer Springs Estates - Third Addition, as recorded in Map Book 6, Page 5, in the office of the Judge of Probate of Shelby County, Alabama; thence in a Southwesterly direction along the Northwest Right of Way Line of Houston Drive (extended) a distance of 99.93 feet; thence 77 degrees 14 minutes 45 seconds right, in a Northwesterly direction, a distance of 263.20 feet; thence 101 degrees 47 minutes 15 seconds right, in a Northeasterly direction, a distance of 96.13 feet; thence 59 degrees 01 minute 30 seconds right, in a Southeasterly direction, a distance of 98.20 feet; thence 121 degrees 56 minutes 30 seconds right, in a Southwesterly direction, a distance of 50.0 feet; thence 108 degrees 55 minutes left, in a Southeasterly direction, a distance of 184.99 feet 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 mining rights not owned by Deer Springs Associates Inc.

Also that indebtedness owed to Deer Springs Associates Inc., evidenced by that certain Real Estate Lease Sales Contract dated 11-7-73, from Paul Lowery to Deer Springs Associates 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 in Shelby County, Alabama, is hereby released and paid in full.



19780906000119610 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
09/06/1978 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, J. H. Dickey who is authorized to execute this conveyance, has hereto set its signature and seal, this the 24th day of August 1978

ATTEST:

DEER SPRINGS ASSOCIATES INC.

Ruby Dickey

STATE OF ALABAMA, SHELBY CO.  
I CERTIFY THIS  
DEED WAS FILED  
Secretary

By J. H. Dickey

President

STATE OF ALABAMA  
COUNTY OF SHELBY

SEP -6 AM 9 22

Deed 3.50  
Rec. 1.50  
Sub. 1.00  
6.00

I, State, hereby certify that whose name as 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,

HENRY K. McBride

J. H. Dickey

a Notary Public in and for said County in said

President of

Deer Springs Associates Inc.,

Given under my hand and official seal, this the 24th day of August

Given under my hand and official seal, this the 24th day of August

August

Henry K. McBride

Notary Public

Douglas L. Key

