This instrument was prepared by

(Name) Diane S. McBride

(Address) Rt. 2 Box 1415, Alabaster, Alabama 35007

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19791114000149200 1/1 $.00
Shelby Cnty Judge of Probate, AL
11/14/1979 12:00:00AM FILED/CERT

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 Thirteen thousand five hundred and no/100 Dollars ($13,500.00)

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

John D. Whaley and wife, Joyce M. Whaley

(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 10 of Deer Springs Estates, as recorded in Map Book 5, Page 38, 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 12-14-74, from John D. Whaley 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 in Shelby County, Alabama, is hereby released and paid in full.

The consideration for this conveyance was furnished through a loan from First Federal Savings and Loan Association of Bessemer secured by mortgage of this real estate.

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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 31st day of October 1979

ATTEST:

DEER SPRINGS ESTATES INC.

Diane S. McBride
Secretary

By Henry K. McBride
President

Sec Mtg. 398-
Rec. 1.50
Ind. 100
2.50

STATE OF ALABAMA
COUNTY OF SHELBY }

I, the undersigned, 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, ackuowledged 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 31st day of October 1979

Notary Public

Return to: J. W. Patton, Jr.
P. O. Box 237
Bessemer, AL 35020