

This instrument was prepared by

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Shelby Cnty Judge of Probate, AL
05/15/1980 01:31:56 PM FILED/CERT

(Name) Diane Smith McBride

(Address) Rt. 3 Box 1528, Alabaster, Alabama 35007

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two thousand six hundred eighty and no/100 -----

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

Clarence P. Poland and Elizabeth Poland

(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 #34, Deer Springs Estates - First Addition, as recorded in
Map Book 5, Page 55, 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.

BOOK 326 PAGE 413

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

1300 MAY 15 PM 12:08

Thomas G. Snowden, Jr.
JUDGE OF PROBATE

Rec 1.50

Index 1.00

Deed 3.00

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 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,

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 Kelly McBride who is authorized to execute this conveyance, has hereto set its signature and seal, this the 6th day of October, 1976

ATTEST:

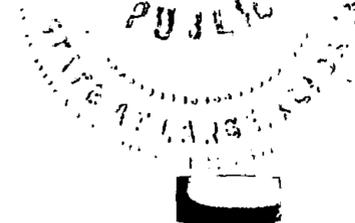
Diane S. McBride
Secretary

Deer Springs Estates, Inc.
By Henry K. McBride
President

STATE OF
COUNTY OF

I, Ormond Souenville 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, 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 6th day of October 1976



Elizabeth Poland
Rt. 2 Box 1450A
Alabama 35007

Ormond Souenville
Notary Public