

This instrument was prepared by

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CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR  
AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA }  
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Four thousand eight hundred and no/100 .....Dollars

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

Elton William Teer and wife, Maurice Ann Teer  
(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

Lots 32 and 33 of Deer Springs Estates - Third Addition as recorded  
in Map Book 6, Page 5 in the office of the Judge of Probate in Shelby  
County, Alabama, also that part of Lot 31 of said subdivision more  
particularly described as follows: Begin at the most Southerly corner  
of said Lot 31, said point also being the most Easterly corner of  
said Lot 32 and said point also being on the Northwest Right of Way  
Line of Houston Drive; thence in a Northwesterly direction, along  
the Southwest line of said Lot 31 and the Northeast line of said  
Lot 32, a distance of 175.0 feet to the most Westerly corner of said  
Lot 31, said point also being the most Northerly corner of said  
Lot 32; thence 90 degrees right, in a Northeasterly direction along  
the Northwest line of said Lot 31, a distance of 25.0 feet; thence  
90 degrees right, in a Southeasterly direction, a distance of 175.0  
feet to a point on the Northwest Right of Way Line of Houston Drive,  
said point also being on the Southeast line of said Lot 31; thence  
90 degrees right, in a Southwesterly direction, along said Right of  
Way Line and said Southeast line, a distance of 25.0 feet to the  
Point of Beginning.

To correct deed recorded in Deed Book 292 Page 845

19800602000059900 Pg 1/1 .00  
Shelby Cnty Judge of Probate, AL  
06/02/1980 00:00:00 FILED/CERTIFIED

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,

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 21<sup>st</sup> day of Jan, 1980

ATTEST: STATE OF ALA. SHELBY CO. DEER SPRINGS ASSOCIATES INC.

By J. H. Dickey President

STATE OF ALABAMA }  
COUNTY OF SHELBY }

I, the undersigned, 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 day of 1980

Elton William Teer, Jr. Notary Public