

This instrument was prepared by

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Shelby Cnty Judge of Probate, AL  
06/11/1980 00:00:00 FILED/CERTIFIED

(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 Six thousand five hundred and no/100 .....Dollars (\$6500.00)

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

Ivey Baker and wife, Lorene Baker

(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 4 and Lot 5 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,  
except that part of said Lot 4 more particularly described as follows: Begin  
137.07 feet from the most Southeasterly corner of Lot 4 and on the most Southerly  
property line of Lot 4; thence 20 degrees 02 minutes right a distance of 55.0  
feet to the Southwest corner of Lot 4; thence 76 degrees 20 minutes right a  
distance of 160.2 feet to the Northwest corner of Lot 4; thence 162 degrees  
51 minutes 05 seconds right a distance of 181.25 feet to the Point of Beginning,  
subject to easements for public utilities, pipe lines, restrictive covenants,  
conditions and limitations which pertain to said lots 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 3-9-75, from Ivey Baker 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.

BOOK 326 PAGE 871

STATE OF ALA. SHELBY CO.

I HEREBY THIS

1980 JUN 11 AM 11:09

Judge of Probate

Deed Tax 6.50  
Rec. 1.50  
Ind. 1.00  
9.00

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 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 2nd day of June 1980

ATTEST:

DEER SPRINGS ESTATES INC.

Diane S. McBride  
Secretary

By Henry K. McBride  
President

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, 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 2nd day of

Ivey Baker  
Rt. 3 Box 4 Chatham Court

NOTARY PUBLIC  
Barbara P. Dutton  
Notary Public