

This instrument prepared by  
(Name) Diane S. McBride

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

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 Three thousand one hundred and no/100-----Dollars

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

✓ Leo W. McNeice and wife, Floray P. McNeice  
(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 30 of 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.

19801015000116850 Pg 1/1 .00  
Shelby Cnty Judge of Probate, AL  
10/15/1980 00:00:00 FILED/CERTIFIED

Also that indebtedness owed to Deer Springs Estates Inc., evidenced by  
that certain Real Estate Lease Sales Contract dated 8-14-72, from Leo  
W. McNeice to Deer Springs Estates Inc., referred to in assignments re-  
corded 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 329 PAGE 222

STATE OF ALA. SHELBY CO. I CERTIFY THIS DOCUMENT WAS FILED  
1980 OCT 15 PM 12:03  
Notary Public

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, Henry K. McBride,  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 6th day of February 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, do 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 February 1980

Notary Public Seal

Rt 2 Box 1415  
Alabaster, AL 35007