

This instrument was prepared by

(Name) COURTNEY H. MASON, JR.

1058



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35236-0187

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Twenty-Seven Thousand Four Hundred and No/100th Dollars  
(\$127,400.00)

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

Kenneth S. Jebelian and wife, Barbara L. Jebelian

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in  
Shelby County, Alabama to-wit:

Lot 825, according to survey of Riverchase Country Club, Fifteenth Addition, as  
recorded in Map Book 8 Page 168 in the Probate Office of Shelby County, Alabama;  
being situated in Shelby County, Alabama.  
Mineral and mining rights excepted.

Subject to all existing taxes, easements and restrictions of record.

\$90,000.00 of the above recited purchase price was paid by a mortgage loan closed  
simultaneously herewith.

Grantees' Address: 2029 Shagbark Road, Birmingham, AL 35244

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship. 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 pre-  
mises, 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 K. McBride  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 19th day of November 19 84

ATTEST:

Deed 74 x 37.50  
Rec 2.50  
Jug 1.00  
41.00

DEER SPRINGS ESTATES, INC.

By Henry K. McBride President

STATE OF ALABAMA  
COUNTY OF SHELBY

STATE OF ALABAMA  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1984 NOV 21 PM 1:04

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 19th day of

November 1984

Notary Public