

This instrument was prepared by

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Jefferson Land Title Services Co., Inc.

310 21ST NORTH • P. O. BOX 10481 • PHONE (205) 378-8070

BIRMINGHAM, ALABAMA 35201

AGENTS FOR

Mississippi Valley Title Insurance Company

BILLY B. FERGUSON
 929 LAKE FOREST
 B'HAM, ALA.

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

STATE OF ALABAMA
 COUNTY OF JEFFERSON

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred sixty five thousand 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

Billy B. Ferguson and wife, June F. Ferguson

(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 Shelby County, Alabama, to-wit:

Lot 270, according to the Survey of Riverchase Country Club, Ninth Addition, as recorded
 in Map Book 8, pages 46 A & B in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for tax year 1985;

Subject to 50 foot building line as shown by recorded map;

Subject to right of way to Alabama Power Company in Misc. Vol. 41, page 807, and
 Vol. 333, page 512, in aforesaid Probate Office;Subject to agreement with Alabama Power Company in Misc. Vol. 41, page 811, in aforesaid
 Probate Office;Subject to restrictions in Misc. Vol. 41, page 802; Vol. 353, page 82; Misc. Vol. 14,
 page 536; and amended by Misc. Vol. 17, page 550 and further amended by Misc. Vol. 34,
 page 549, in said Probate Office;

Subject to mineral and mining rights in Vol. 127, page 140, in said Probate Office;

The consideration recited above was paid by the execution of a mortgage simultaneously
 with delivery of the within deed.

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 26 day of April 19 85

ATTEST:

DEER SPRINGS ESTATES, INC.

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

By Henry K. McBride President
 Rec. 5.00
 Ind. 1.00
 850

STATE OF ALABAMA
 COUNTY OF JEFFERSON

I, Henry K. McBride
 State, hereby certify that the undersigned
 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 26 day of April

Form ALA-33

✓ Massey, Baddley, & Cockrell

