

This instrument was prepared by

(Name) Courtesy H. Mason, Jr.  
P. O. Box 360187  
(Address) Birmingham, Alabama



Corporation Form Warranty Deed

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

That in consideration of One and no/100th (\$1.00) <sup>12,500.00</sup> DOLLARS,  
to the undersigned grantor, Deer Springs Estates, Inc. a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Robert George Todhunter, Jeffery Allen Todhunter, Jennifer Ann Todhunter, and Joseph B. Todhunter, being the devisees of Leslie L. Todhunter and the heirs of Thelma Todhunter (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama.

Lot 2, according to the survey of Deer Springs Estates, as recorded in Map Book 5 page 38 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

This deed is a replacement deed for the deed held by Deer Springs Estates, Inc. for the contract of sale it had with Leslie L. Todhunter and Thelma Todhunter. Deer Springs Estates, Inc. affirms that all provisions of the contract of sale have been complied with and that payment has been made in full.

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

1985 OCT -4 PM 2:38

Thomas A. Snowden, Jr.  
JUDGE OF PROBATE

Deed tax - 12.50  
Rec'd 2.50  
Ind 3.00  
18.00

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, 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 GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its President, who is  
authorized to execute this conveyance, hereto set its signature and seal,

this the 30th day of September 19 85

ATTEST:

DEER SPRINGS ESTATES, INC.

Secretary

By

Henry K. McBride  
HENRY K. MCBRIDE President

STATE OF ALABAMA )  
COUNTY OF SHELBY )  
I, the undersigned

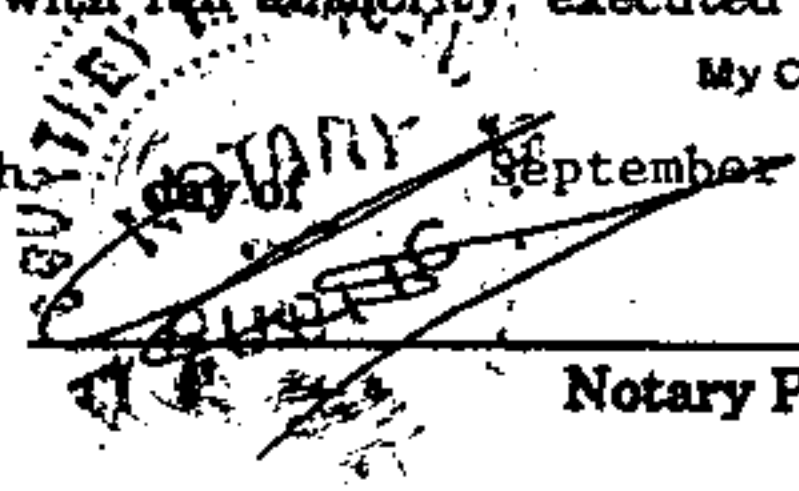
a Notary Public in and for said County, in said State,

hereby certify that Henry K. McBride

whose name as the 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.

My Commission Expires April 9, 1987

Given under my hand and official seal, this the 30th day of September, 19 85



Notary Public