

Send tax notice to: Wayne A. Roberts
4964 Sussex Road
Birmingham, Alabama 35243

This instrument was prepared by
LARRY L. HALCOMB
(Name) **ATTORNEY AT LAW**
8812 OLD MONTGOMERY HIGHWAY
(Address) **HOMEWOOD, ALABAMA 38209**

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA }
COUNTY OF Shelby } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Fifty Five Thousand and no/100 (\$155,000.00)-----Dollars

to the undersigned grantor, Deer Springs Estates, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

Wayne A. Roberts and Melody B. Roberts

(herein referred to as GRANTEEES) 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 41, according to the Survey of Southern Pines, 5th Sector, as recorded in
Map Book 9, page 106 in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1986.

Subject to restrictions, building lines, easement and right of way of record.

The grantor does not warrant title to coal, oil, gas and other mineral interests in,
to or under the land herein conveyed.

\$ 124,000.00 of the purchase price recited above was paid from the proceeds
of a mortgage loan closed simultaneously herewith.

BOOK 079 PAGE 664

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

1986 JUL -8 AM 9:46

Judge of Probate

1. Deed Tax \$ 31.00

2. Mtg. Tax

3. Recording Fee 25.00

4. Indexing Fee 1.00

TOTAL 34.50

TO HAVE AND TO HOLD, To the said GRANTEEES 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
GRANTEEES, 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 GRANTEEES, 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 July 1986

ATTEST:

DEER SPRINGS ESTATES, INC.

By

Henry K. McBride

President

Secretary

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

I, Larry L. Halcomb 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 July 19 86

Jess. Feb. 8: 2.
215 No.

Larry L. Halcomb
Larry L. Halcomb

Notary Public

My Commission Expires January 23, 1990