

Send Tax To: D. R. Abrahamson
4981 Sussex Road
Birmingham, Al
35243

2676

This instrument was prepared by

LARRY L. HALCOMB
ATTORNEY AT LAW

(Name) 3812 OLD MONTGOMERY HIGHWAY
(Address) HOMEWOOD, ALABAMA 35209

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

STATE OF ALABAMA
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred forty three thousand five hundred and no/100 (143,500.00)

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

Dale R. Abrahamson and Susan K. Abrahamson

(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 31, 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.

Minerals and Mining rights excepted.

Subject to taxes for 1986.

Subject to restrictions, building lines, easements and rights of way of record.

BOOK 083 PAGE 773

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

1986 JUL 31 PM 12:02

Thomas A. Hamilton, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 38.50
2. Mtg. Tax _____
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 42.00

\$105,000.00 of the purchase price was paid from the proceeds of a mortgage
loan closed simultaneously herewith.

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 29th day of July 19 86

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 29th day of July

Larry L. Halcomb

My Commission Expires January 25, 1987