

This instrument was prepared by

COURTNEY H. MASON, JR.  
2032 Valleydale Road  
Birmingham, Alabama 35244

2443

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

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TWELVE THOUSAND & 00/100---- (\$112,000.00) DOLLARS to the undersigned grantor, Deer Springs Estates, Inc. a corporation, (herein referred to as the 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 Peter E. Hodges and wife, Kathryn W. Hodges (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 and right of reversion, the following described real estate, situated in Shelby County, Alabama:

Lot 9, according to the Survey of Oak Glen, First Sector, as recorded in Map Book 9, page 104 in the Probate Office of Shelby County, Alabama.

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

\$100,800.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 4841 Winnebago Drive, Birmingham, Alabama 35244

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 contingent remainder and right of reversion.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, 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 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, hereto set its signature and seal, this the 24th day of March, 1987.

- 1. Local Tax \$11.50
- 2. State Tax \_\_\_\_\_
- 3. Recording Fee 2.50
- 4. Indexing Fee 1.00
- TOTAL 15.00

Deer Springs Estates, Inc.  
By: Henry K. McBride  
Henry K. McBride, President

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

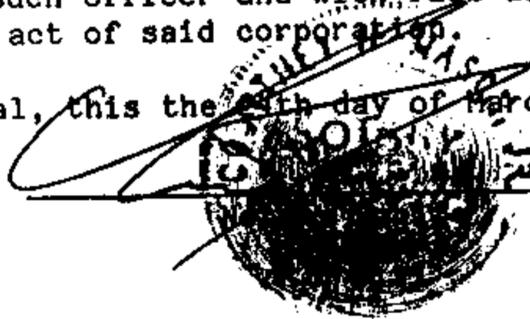
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STATE OF ALABAMA  
COUNTY OF SHELBY COUNTY

Thomas A. Snowden, Jr.  
JUDGE OF PROBATE

I, Courtney H. Mason, Jr., 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.

Given under my hand and official seal, this the 24th day of March, 1987



My Commission  
Expires 3/10/91

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