

SEND TAX NOTICE TO:

(Name) Jerry Wayne Lewis

(Address) Route 1, Box 70, Hwy. 32

Columbiana, AL 35186

This instrument was prepared by

(Name) W. Alan Summers

1275 Center Point Rd.

(Address) B'ham., AL 35215

FM No. ATC 27 Rev. 5/82 **CORPORATION FORM**

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

JEFFERSON COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred One Thousand and 00/100 -----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Deer Springs Estates, Inc.

(herein referred to as grantors) do grant, bargain, sell and convey unto

Jerry Wayne Lewis and wife, Ann L. Lewis

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

SEE ATTACHED LEGAL DESCRIPTION

Subject to easements and restrictions of record.

Coal, oil, gas and other mineral interests in, to or under the land herein described are not insured.

\$65,000.00 of the above purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs 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, the the 27th day of May 19 88.

WITNESS:

STATE OF ALA. SHELBY CO. (Seal)
I CERTIFY THIS (Seal)
INSTRUMENT WAS FILED (Seal)
88 JUN 13 PM 12:15 (Seal)

Henry K. McBride (Seal)
Henry K. McBride (Seal)
(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY }
JUDGE OF PROBATE

I, the undersigned, 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 on the day the same bears date.

Given under my hand and official seal this 27th day of May A.D., 1988

Metzger S. Linder
Notary Public.

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CHICAGO TITLE INSURANCE COMPANY

Begin at the Southeast corner of the NW 1/4 of the SW 1/4, Section 6, Township 20 South, Range 1 East, thence run West along the South line of said 1/4-1/4 section a distance of 407.83 feet to a point on the East right of way line of Shelby County Road No. 432; thence turn an angle of 97 degrees 46' to the right and run North along said Road right of way a distance of 387.20 feet; thence turn an angle of 10 degrees 00 minutes to the right and continue along said road right of way a distance of 225.00 feet; thence turn an angle of 72 degrees 14' to the right and run a distance of 284.20 feet to a point on the East line of the NW 1/4 of the SW 1/4 of said Section 6; thence turn an angle of 89 degrees 44' 43 1/2" to the right and run South along said East 1/4-1/4 Section line a distance of 597.92 feet to the point of beginning. Situated in the NW 1/4 of the SW 1/4, Section 6, Township 20 South, Range 1 East, Huntsville-Merdian, Shelby County, Alabama.

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

88 JUN 13 PM 12: 17

Thomas W. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 36.00
2. Mig. Tax	—
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	42.00

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