

This instrument was prepared by

Courtney Mason & Associates PC
100 Concourse Parkway Suite 350
Birmingham, Alabama 35244

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 SEVENTY SEVEN THOUSAND NINE HUNDRED & NO/100---- (\$177,900.00) 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 Roy Steven Skelton and wife, Debra Guess Skelton (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:

Inst # 1994-19159

Lot 17, First Addition to Kerry Downs, as recorded in Map Book 7, page 73 in the Probate Office of Shelby County, Alabama, less and except the following: Begin at the most Northeasterly corner of said Lot 17, said point also being the Southerly corner of Lot 18 of said subdivision; thence in a Northwesterly direction along the Northerly line of said Lot 17 a distance of 137.13 feet to a point on the Easterly right of way line of Glasgow Circle, said point also being on a curve to the right having a radius of 50.0 feet and a central angle of 8 deg. 01 min. 17 sec.; thence left in a Southeasterly direction and along said curve and righth of way line to the right, a distance of 7.00 feet; thence 42 deg. 27 min. 01 sec. left from tangent of said curve in a Southeasterly direction, a distance of 130.67 feet to a point on the most Northeasterly line of said Lot 17; thence 77 deg. 16 min. left in a Northeasterly direction, a distance of 4.46 feet to the point of beginning. Situated in Shelby County, Alabama.

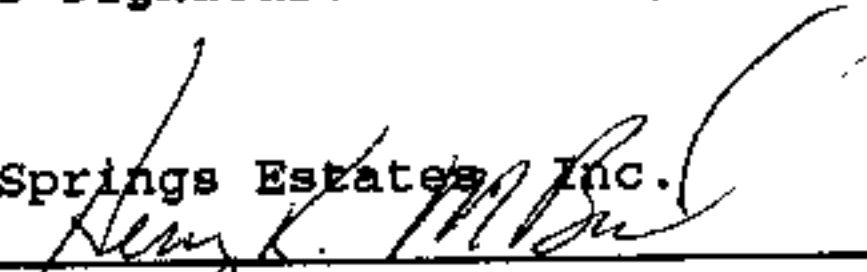
Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$169,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 3216 Glasgow Circle, Birmingham, Alabama 35242
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 10th day of June, 1994.

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

06/16/1994-19159
08:32 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
17.50
001 MCD

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 President of the 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 THIS THE 10th DAY OF June, 1994.
My Commission Expires: 3/5/95


Notary Public

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3-5-95