ADDRESS: 1407 City Federal Building

4574

Shelby Cnty Judge of Probate, AL 05/15/1975 12:00:00AM FILED/CERT

CORPORATION WARRANTY DEED JOINT WITH SUPVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM ALA

State of Alabama

Jefferson

COUNTY:

See-11-16 346-8 KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of

Forty-Two Thousand Nine Hundred and no/100

to the undersigned grantor,

Trimm Construction Company, Inc.

a corporation, in hand paid by

Jerry Allen Dees and wife, Linda G. Dees

the receipt whereof is acknowledged, the said Trimm Construction Company, Inc.

does by these presents, grant, bargain, sell, and convey unto the said Jerry Allen Dees and wife, Linda G. Dees

as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby

County, Alabama, to-wit:

Lot 3 in Block 2 according to Map of Cahaba Valley Estates, 6th Sector, as recorded in Map Book 6, Page 25, in Probate Office of Shelby County, Alabama. Minerals and mining rights excepted. Situated in town of Pelham, Shelby County, Alabama.

Subject to:

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1. Taxes for 1975 and subsequent years.

2. Restrictive Covenants and Conditions filed for record on 24th July, 1974, in Misc. Book 8, Page 640. And this this binder insures that said covenants and conditions have not been violated and that a future violation will not result in a forfeiture or reversion of title.

3. 35 foot building set back line from Wilderness Road.

4. 10 foot Utility Easement on North side of said lot as shown on recorded Map of said subdivision.

5. Title to minerals underlying caption lands with mining rights and privileges pertaining thereto as reserved in Deed Book 289, Page 523 in Probate Office.

6. Transmission line permit to Alabama Power Co. and Southern Bell Telephone & Telegraph Co. dated 18th Nov., 1974 and recorded in Deed Book 289, page 876, and permit to South Central Bell Telephone Co. dated 5th March, 1975, recordedin Deed Book 291, Page 438. \$42,900.00 of the purchase price recited above was paid from a mortgage loan closed TO HAVE AND TO HOLD Unto the said Jerry Allen Dees and wife, Linda G. Dees

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 grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And said Trimm Construction Company, Inc. does for itself, its successors

Jerry Allen Dees and wife, Linda G. Dees, their and assigns, covenant with said helrs 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 Jerry Allen Dees and wife, Linda G. Dees, their

William H. Trimm

heirs, executors and assigns forever, against the lawful claims of all persons.

signature by

IN WITNESS WHEREOF, The said Trimm Construction Company, Inc.

has hereunto set its President, its who is duly authorized, and has caused the same to be attested by its Secretary,

9th May on this day of

1975.

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	TRIMM	CONSTRUCTION	COMPANY,	INC
		· //// _	127	
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Wick President

Secretary.

Birmingham, A	615 No. 21st Street
INSURANCE CO.	LOUISVILLE TITLE
SFOR	AGENTS FOR
COMPANY, INC.	ALABAMA TITLE
FURNISHED BY	THIS FORM FL
	N. I.

CORPORATION NARRANTION NARRANTION

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State of Alabama

Jefferson

COUNTY;

i, the undersigned

county in said state, hereby certify that

William H. Trimm

whose name as

President of the

Trimm Construction Company, Inc.

a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledge 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 9th

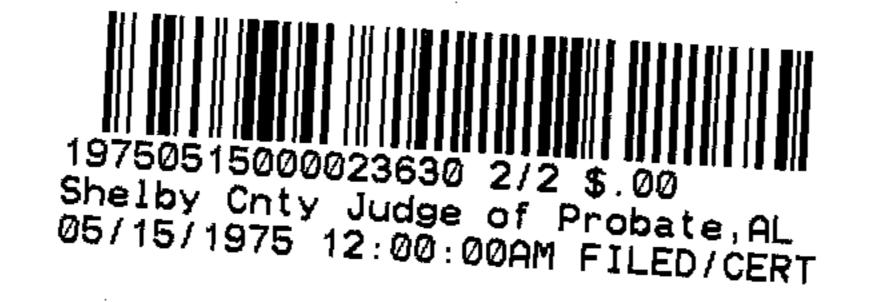
day of Ma

1975

, a Notary Public in and for said

Notary Public

BOOK 202 PAGE 2



MS. Hammer of the State of the