

This instrument was prepared by

(Name) James T. McClain, Jim McClain Realty Co., Inc.

(Address) 2824 Linden Avenue, Birmingham, Alabama 35209

Form 1-1-6 Rev. 8-70

CORPORATION FORM WARRANTY DEED—LAWYERS TITLE INS. CORP., BIRMINGHAM, ALABAMA

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIVE THOUSAND FIVE HUNDRED & 00/100 -- (\$5,500.00) DOLLARS,

to the undersigned grantor,
in hand paid by

W. E. B. Homebuilders, Inc.
Trimm Building Corporation

a corporation,

the receipt of which is hereby acknowledged, the said Grantor

does by these presents, grant, bargain, sell and convey unto the said Grantees

the following described real estate, situated in Shelby County, Alabama

Lot 2, Block 4 according to the map of Indian Valley, First Sector as recorded in Map Book 5, Page 43, in the Probate Office of Shelby County, Ala.

1. Taxes due in the year 1971 which are a lien but not due and payable until October 1st, 1971.
2. Easement and building line on map.
3. Restrictions contained in Volume 258, page 257, in the Probate Office of Shelby County, Alabama.
4. Easement to Alabama Power Company recorded in Volume 102, page 55; Volume 111, page 266; Volume 119, page 297; Volume 129, page 565 and Volume 102, page 53, in said Probate Office.
5. Easement to Alabama Power Company by T C I Railroad Company dated 11/27/36
6. Mineral and mining rights and rights incident thereto recorded in Volume 181, page 385, in said Probate Office.
7. Easement to Alabama Power Company and Southern Bell Telephone and Telegraph Company recorded in Volume 265, page 458, in said Probate Office.

TO HAVE AND TO HOLD, To the said Trimm Building Corporation

their

heirs and assigns forever.

And said
and assigns, covenant with said

Grantor
Grantee

does for itself, its successors

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, 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 Grantee, their

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

IN WITNESS WHEREOF, the said

W. E. B. Homebuilders, Inc.

President, William E. Boone

has hereto set its signature and seal, this the

6TH

day of

August

1971

ATTEST:

James T. McClain
Secretary

By William E. Boone
President

STATE OF Alabama
COUNTY OF Jefferson

I, James T. McClain a Notary Public in and for said County, in said State, hereby certify that William E. Boone whose name as President of W. E. B. Homebuilders, 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 6TH day of August, 1971.



19711021000044690 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/21/1971 12:00:00 AM FILED/CERT

Notary Public