

This instrument was prepared by

(Name).....Doris T. Trimm.....

(Address).....1660 Montgomery Highway.....

Form 1-1-7 Rev. 1-66

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

STATE OF ALABAMA

COUNTY OF Shelby

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

KNOW ALL MEN BY THESE PRESENTS,

See Mtg 328-621

That in consideration of THIRTY THOUSAND EIGHT HUNDRED FIFTY and NO/100-----Dollars
2954 (\$30,850.00)

to the undersigned grantor, Trimm Building Corporation, Inc. a corporation,
(herein referred to as 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

James Michael Phelps & wife Marcia Ann Phelps

(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 right of reversion, the following described real estate,
situated in Shelby County, Alabama

Lot 8 Block 8, According to the map and survey of Oak Mountain Estates, Sixth Sector,
as recorded in Map Book 5, Page 102, in the Office of the Judge of Probate of
Shelby County, Alabama.

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

\$27,750.00 of the above purchase price is paid from a mortgage loan closed
simultaneously herewith.

BOOK 278 PAGE 564

STATE OF ALA. SHELBY CO.
JUDGE OF PROBATE
INSTRUMENT WAS FILED
1973 FEB - 8 AM 8:47
U.C.C. FILE NUMBER OR
REC. EX. & PAGE AS SHOWN ABOVE
Deed 3,52

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 con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances, except as above stated

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, William H. Trimm
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 6th day of February 1973

ATTEST:

Trimm Building Corporation, Inc.

By *William H. Trimm*
President

Secretary

STATE OF Alabama }
COUNTY OF Shelby }

I, the undersigned a Notary Public in and for said County in said
State, hereby certify that William H. Trimm
whose name as President of Trimm Building Corporation, 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

February 1973
Murray Coleman
Notary Public