

NAME: Dale CorleyADDRESS: 1407 City Federal Building19750502000021410 1/2 \$.00
Shelby Cnty Judge of Probate, AL
05/02/1975 12:00:00AM FILED/CERTCORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP**Alabama Title Co., Inc.**

BIRMINGHAM, ALA.

State of Alabama

Jefferson COUNTY;

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of

Thirty-Nine Thousand Seventy-Five and no/100 -----Dollars

to the undersigned grantor, Trimm Construction Company, Inc.

a corporation, in hand paid by Michael J. Knowles and wife, Deborah W. Knowles

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

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

Michael J. Knowles and wife, Deborah W. Knowles
as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

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

Subject to:

1. Taxes for 1975 and subsequent years. 1975 taxes are a lien but not due or payable until October 1st, 1975.

2. Restrictive Covenants and Conditions filed for record on 24th July, 1974, in Misc. Book 8, Page 640.

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 belonging hereto as reserved in Deed Book 289, Page 523 in Probate Office.

6. Transmission line permit to Alabama Power Company and Southern Bell Telephone & Telegraph Company dated 18th Nove., 1974 and recorded in Deed Book 289, Page 876 in Probate Office, and Permit to South Central Bell Telephone Co. dated March 5, 1975 in Deed Book 291, Page 438, in Probate Office.

\$37,050.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Michael J. Knowles and wife, Deborah W. Knowles 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

and assigns, covenant with said Michael J. Knowles and wife, Deborah W. Knowles, 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 Michael J. Knowles and wife, Deborah W. Knowles, their

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

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

signature by William H. Trimm has hereunto set its
who is duly authorized, and has caused the same to be attested by its Secretary, its President,
on this 28th day of April 1975.

ATTEST:

TRIMM CONSTRUCTION COMPANY, INC.

By William H. Trimm
Vice President

Secretary.

*Shelby County - 1407 City
Bldg.*

TO

CORPORATION

WARRANTY DEED

THIS FORM FURNISHED BY
ALABAMA TITLE COMPANY, INC.
AGENTS FOR
LOUISVILLE TITLE INSURANCE CO.
615 No. 21st Street Birmingham, Ala.

State of Alabama }
Jefferson COUNTY;

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 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 28th day of April 1975.

[Signature]
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1975 MAY -2 AM 8:45
Need for 2.50
Conrad M. Johnson
JUDGE OF PROBATE

75 PAGE 262 BOOK

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