

NAME: Dale Corley

ADDRESS: 1407 City Federal Building

4574

19750515000023630 1/2 \$.00
Shelby Cnty Judge of Probate, AL
05/15/1975 12:00:00AM FILED/CERT

CORPORATION 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

Forty-Two Thousand Nine Hundred and no/100 -----Dollars

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:

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, recorded in 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 simultaneously herewi

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 Jerry Allen Dees and wife, Linda G. Dees, 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 Jerry Allen Dees and wife, Linda G. Dees, 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 9th day of May 1975.

ATTEST:

TRIMM CONSTRUCTION COMPANY, INC.

By William H. Trimm
Secretary. Vice President

Heinnie Davis A. Cantley

TO

CORPORATION

WARRANTY DEED

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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 9th day of May 1975.

Daniel
Notary Public

122, PAGE 202, X009

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

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 MAY 15 AM 8:41
Heed Jay SD
Conrad M. Brumley
JUDGE OF PROBATE