

THIS INSTRUMENT PREPARED BY:

NAME Larry L. Halcomb
C/o SEIER & HALCOMB, Attorneys at Law
ADDRESS 3349 Montgomery Hwy.
Homewood, Alabama

5634

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

SHELBY

COUNTY;

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of
Ninety Thousand and no/100 (\$90,000.00) Dollars
to the undersigned grantor, Baker Enterprises, Inc. *See Mtg 355-34*
a corporation, in hand paid by John Barry Grimm & Florence Elaine Grimm
the receipt whereof is acknowledged, the said

Baker Enterprises, Inc.
does by these presents, grant, bargain, sell, and convey unto the said
John Barry Grimm & Florence Elaine Grimm
as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 3, Block 4, according to the Plat of Applecross, a subdivision of
Inverness, as recorded in Map Book 6, page 42, in the Office of the Judge
of Probate of Shelby County, Alabama.

Subject to restrictions, easements and rights of way of record.

\$55,000.00 of the purchase price recited above was paid from a mortgage loan
closed simultaneously herewith.



19760601000050960 1/2 \$.00
Shelby Cnty Judge of Probate, AL
06/01/1976 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD Unto the said John Barry Grimm and Florence Elaine Grimm
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 Baker Enterprises, Inc. does for itself, its successors
and assigns, covenant with said John Barry Grimm and Florence Elaine Grimm
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

John Barry Grimm and Florence Elaine Grimm
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said Baker Enterprises, Inc.

signature by Larry J. Baker 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 May, 1976
BAKER ENTERPRISES, INC.

ATTEST:

Secretary.

By

Vice President

SEIER & HALCOMB
ATTORNEYS AT LAW
3349 Montgomery Highway
HOMWOOD, ALABAMA 35209

TO

CORPORATION

WARRANTY DEED

35.00
3.00
1.00
39.00

THIS FORM FURNISHED BY
ALABAMA TITLE COMPANY, INC.

615 No. 21st Street Birmingham, Ala.

State of Alabama
JEFFERSON COUNTY;

I, Larry L. Halcomb, a Notary Public in and for said county in said state, hereby certify that Larry J. Baker, whose name as President of the Baker Enterprises, 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 May, 1976

Larry L. Halcomb
Larry L. Halcomb Notary Public

My Commission Expires January 23, 1978

19760601000050960 2/2 \$.00
Shelby Cnty Judge of Probate, AL
06/01/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
JUDGE OF PROBATE
INSTRUMENT WAS FILED
1976 JUN -1 AM 8:00
Deed of 3500
Conveyance

65 PAGE 662 X009