

This instrument was prepared by

(Name) W. A. Jenkins, Jr.,

(Address) 300 Frank Nelson Bldg., Birmingham, Al.

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

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty-three thousand Nine Hundred and no/100 - -DOLLARS (\$53,900.00)

to the undersigned grantor, Trimm Construction Company, 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 Thompson Metrock and wife, Linda B. Metrock

(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 Company, Alabama, to-wit:

Lot 13, Block 3, according to the survey of Cahaba Valley Estates, Sixth Sector, as recorded in Map Book 6, Page 25, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to the following:

1. Taxes for the year 1976
2. 35 foot bldg. line; 7.5 foot easement on northwest side and 10 foot easement on rear as shown by recorded map. Said easements for public utilities, sanitary & storm sewers and storm ditches.
3. Restrictions contained in Misc. Vol. 8, Page 640, in the Probate Office of Shelby Co., Ala.
4. Easement to Ala. Power Co. recorded in Vol. 289, Page 876 and Vol. 291, Page 391, in said Probate Office
5. Easement to Southern Bell Tel. & Tel. Co. recorded in Vol. 291, Page 438, in said Probate Office

\$43,100.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously with delivery of this deed



19760922000090630 1/1 \$.00
Shelby Cnty Judge of Probate, AL
09/22/1976 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 SEP 22 AM 10:27
Deed Vol 1100
Conrad J. Calvert
JUDGE OF PROBATE

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 contingent 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 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 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 20 day of September 19 76 TRIMM CONSTRUCTION COMPANY, INC.

By William H. Trimm
(William H. Trimm, President)

STATE OF ALABAMA
COUNTY OF JEFFERSON

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 Construction Company, 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 20 day of September 19 76

Betty J. Calvert
Notary Public

My Commission Expires July 10, 1979