

THIS INSTRUMENT PREPARED BY:

NAME: Corley & Halbrooks

ADDRESS: 2117 Magnolia Avenue



19761109000108600 1/2 \$.00
Shelby Cnty Judge of Probate, AL
11/09/1976 12:00:00AM FILED/CERT

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

Jefferson **COUNTY;**

1173

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

See Mtg 359 Page 551
Fifty-Four Thousand One Hundred and no/100 -----Dollars

to the undersigned grantor, Trimm Building Corporation, Inc.

a corporation, in hand paid by George Reynolds Swearingen, III and wife, Jane Ann Swearingen

the receipt whereof is acknowledged, the said Trimm Building Corporation, Inc.

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

George Reynolds Swearingen, III and wife, Jane Ann Swearingen

as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

Lot 31, Block 1, according to Cahaba Valley Estates, Sixth Sector, as recorded in Map Book 6, Page 25, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Current taxes.
2. 35 foot building line and 7.5 foot easement on south and east as shown by recorded map.
3. Restrictions contained in Misc. Volume 8, -age 640, in the Probate Office of Shelby County, Alabama.
4. Right of way to Alabama Power Company recorded in Volume 289, Page 876, and Volume 291, Page 391 in said Probate Office.
5. Right of way to Southern Bell Telephone & Telegraph Company recorded in Volume 291, Page 438, in said Probate Office.
6. Mineral and mining rights and rights incident thereto.

\$43,250.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said George Reynolds Swearingen, III and wife, Jane Ann Swearingen 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 Building Corporation, Inc. does for itself, its successors

and assigns, covenant with said George Reynolds Swearingen, III and wife, Jane Ann Swearingen, 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 George Reynolds Swearingen, III and wife, Jane Ann Swearingen

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

IN WITNESS WHEREOF, The said Trimm Building Corporation, Inc.

signature by William H. Trimm

has hereunto set its
its President,

who is duly authorized, and has caused the same to be attested by its Secretary,
on this 5th day of November 1976.

ATTEST:

TRIMM BUILDING CORPORATION, INC.

By

Secretary.

Vice President

CURLEY & HALEROOKS
2117 MAGNOLIA AVENUE
SUITE 103
BIRMINGHAM, ALA. 35205

TO

CORPORATION

WARRANTY DEED

THIS FORM FURNISHED BY
ALABAMA TITLE COMPANY, INC.

615 No. 21st Street Birmingham, Ala.

12 00
3 00
1 00
1500

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 Building Corporation, 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 5th day of November

William H. Trimm
Notary Public

1976 NOV -9 AM 10:11
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
JUDGE OF PROBATE
Beck Taylor
Conrad M. Taylor



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