

NAME: Dale Corley

ADDRESS: 2117 Magnolia Ave., Birmingham, AL

19761203000116730 1/2 \$.00
Shelby Cnty Judge of Probate, AL
12/03/1976 12:00:00 AM FILED/CERTCORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

SHELBY

COUNTY;

mntg 360-214

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Eighty-Eight Thousand and no/100 Dollars

to the undersigned grantor, Trimm Construction Company, Inc.

a corporation, in hand paid by Subhash C. Bajaj and wife, Sharda Bajaj

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

does by these presents, grant, bargain, sell, and convey unto the said Subhash C. Bajaj and wife,
Sharda Bajaj

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

County, Alabama, to-wit:

Lot 2, Block 4, according to the survey of Applecross, as recorded in
Map Book 6, Page 42 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Current taxes.
2. 10 foot easement on north, east and south sides as shown by recorded map.
3. Easement to Alabama Power Company recorded in Volume 109, page 293;
Volume 126, page 343; Volume 291, page 386; Volume 293, page 755 and Misc.
Volume 10, page 558, in the Probate Office of Shelby County, Alabama.
4. Restrictions contained in Misc. Volume 10, page 557; Misc. Volume 10,
page 515, Misc. Volume 13, page 154, and Misc. Volume 17, page 183, in
said Probate Office.

\$60,000.00 of the purchase price recited hereinabove was paid from a mortgage
loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Subhash C. Bajaj and wife, Sharda Bajaj
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 Subhash C. Bajaj and wife, Sharda Bajaj, 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 Subhash C. Bajaj and wife, Sharda Bajaj, 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
its President,
who is duly authorized, and has caused the same to be attested by its Secretary,
on this 23rd day of November, 1976.

ATTEST:

Trimm Construction Company, Inc.

By William H. Trimm
Vice President

Secretary.

1

To

CORPORATION

WARRANTY DEED

(Handwritten scribbles)

THIS FORM FURNISHED BY

ALABAMA TITLE COMPANY, INC.

615 No. 21st Street
Birmingham, Ala.

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 23rd day of November, 1976.

William H. Halbrass
Notary Public

Notary Public

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19761203000116730 2/2 \$.00
Shelby Cnty Judge of Probate, AL
12/03/1976 12:00:00 AM FILED/CERT

UNIT OF 1000'S

Confidential

March 28⁰⁰—

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