

2358

This instrument was prepared by

(Name) Doris T. Trimm

(Address) 1900 Indian Lake Drive Birmingham, Alabama 35244

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy Eight Thousand Seven Hundred Fifty & no/100 dollars

to the undersigned grantor, Trimm Building Corporation, Inc. & John H. Bankhead & 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

Donald E. Hinds & wife Rosalyn Hinds

(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 County, Alabama

Lot 3 of the Ranchette Sector of Indian Valley as recorded in Map Book 5, Page 77 in the Probate Office of Shelby County, Alabama.



19780712000089830 1/2 \$.00
Shelby Cnty Judge of Probate, AL
07/12/1978 12:00:00AM FILED/CERT

BOOK 313 PAGE 546

\$60,000.00 of the above purchase price is paid from a mortgage loan closed similtaneously herewith,

Subject to existing easements, restrictions, set-back-lines, right-of-ways, limitations, if any of record.

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, John H. Bankhead who is authorized to execute this conveyance, has hereto set its signature and seal, this the 7 day of July 1978 John H. Bankhead & Company, Inc.

ATTEST:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

By John H. Bankhead President

1978 JUL 12 AM 9:43

STATE OF Alabama
COUNTY OF Shelby

JUDGE OF PROBATE

I, the undersigned John H. Bankhead a Notary Public in and for said County in said State, hereby certify that John H. Bankhead whose name as President of John H. Bankhead & 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 7th day of July 1978

JEFFERSON FEDERAL SAVINGS & LOAN ASSOCIATION

JEFFERSON FEDERAL BUILDING

215 NORTH 21ST STREET

BIRMINGHAM, ALABAMA 35203

Notary Public

ATTEST:

Trimm Building Corporation, Inc.

By William H. Trimm President

STATE OF Alabama }
COUNTY OF Shelby }

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 Building Corporation, 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 7th day of July 1978

Christa Sue Legrand
Notary Public

BOOK 313 PAGE 547

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED

1978 JUL 12 AM 9:48

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Deed 19.00
Rec. 3.00
Ind. 1.00
23.00

See Mtg. 380-494

19780712000089830 2/2 \$.00
Shelby Cnty Judge of Probate, AL
07/12/1978 12:00:00AM FILED/CERT

Return to: Deeds Dept
40 Jefferson Ave. S.W.
Montgomery, AL 36102
Attn: Mr. [unclear]

WARRANTY DEED

(Corporate form, jointly for life with remainder to survivor)

STATE OF ALABAMA
COUNTY OF

Shelby Co.
20.00
1.50
21.50

Recording Fee \$
Deed Tax \$

This form furnished by
American TITLE
INSURANCE COMPANY
REALTY TITLE DIVISION
2025 4TH AVENUE NORTH
BIRMINGHAM, ALABAMA