

This instrument was prepared by

352

(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 ON E HUNDRED FIFTY THOUSAND FOUR HUNDRED and NO/100-----Dollars
(\$150,400.00)

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

Bobby G. McSwain and wife Sharonan McSwain

(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 10 according to the survey of Indian Valley Lake Estates, First Sector
as recorded in Map Book 5 Page 130 in the Probate Office of Shelby County
Alabama

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

\$70,000.00 of the above purchase price is paid from a mortgage loan closed
simultaneously herewith.

BOOK 316 PAGE 114

19781108000149910 1/1 \$.00
Shelby Cnty Judge of Probate, AL
11/08/1978 12:00:00AM FILED/CERT

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 con-
tingent 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 encum-
brances,

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 6th day of November 19 78

ATTEST: Trimm Construction Company, Inc.

By William H. Trimm President
Secretary

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned
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,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 6th

day of November 19 78

MY COMMISSION EXPIRES JUNE 26, 1980

Birmingham, Ala. 35244
511 So. - 20th St.
Bham 35233

NOTARY PUBLIC
J. R. Layfield
Notary Public