

This instrument was prepared by

230

(Name) William H. Halbrooks

(Address) 2117 Magnolia Avenue

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama.

STATE OF ALABAMA }
COUNTY OF Jefferson } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety Thousand and no/100-----Dollars

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

Thomas W. Tripp and wife, Patricia M. Tripp

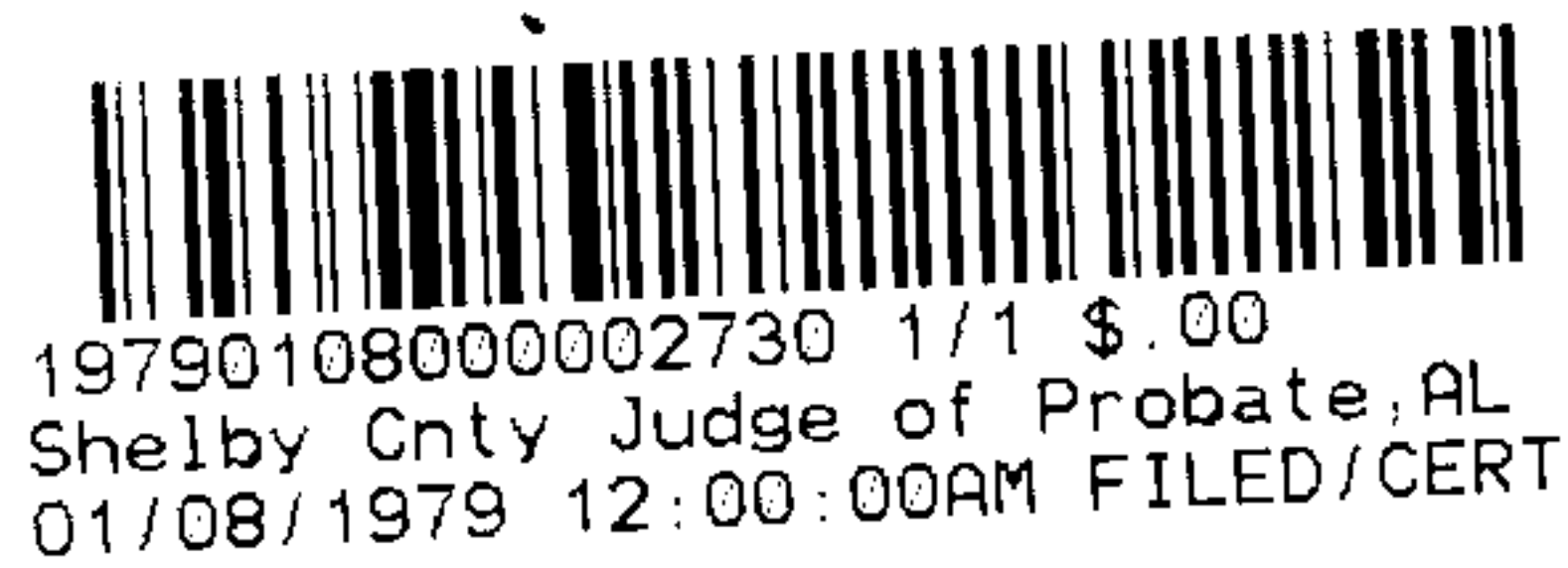
(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate,
situated in Shelby County, Alabama, to-wit;

Lot 1, 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:

1. Current taxes.
2. 35 foot building line as shown by recorded map.
3. 10 foot easement on east and rear as shown by recorded map.
4. Mineral and mining rights and rights incident thereto recorded in Volume 223, Page 274, Volume 73, Page 283, in the Probate Office of Shelby County, Ala.
5. Restrictions recorded in Misc. Volume 4, Page 187, and Misc. Volume 7, Page 98, in said Probate Office.
6. Right of way to Alabama Power Company and Southern Bell Telephone & Telegraph Company recorded in Volume 282, Page 307, in said Probate Office.
7. Restrictions recorded in Volume 8, Page 166, Volume 2, Page 298, and Volume 16, Page 768, in said Probate Office.

\$72,000.00 of the purchase price recited above was paid from a mortgage loan
closed simultaneously herewith.



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 3rd day of January 19 79

ATTEST:

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

TRIMM CONSTRUCTION COMPANY, INC.

By William H. Trimm President

STATE OF Alabama
COUNTY OF Jefferson

1979 JAN 8 AM 8:33
JUDGE OF PROBATE

1800-287-133
2050

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,

Given under my hand and official seal, this the 3rd day of January 19 79

William H. Halbrooks
Notary Public

✓ CORLEY, MONCUS, HALBROOKS & GOINGS

2117 MAGNOLIA AVENUE

SUITE 103

BIRMINGHAM, ALABAMA 35205