This instrumen ___epared by

(Name) Dale Corley 331

(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-Eight Thousand Nine Hundred and no/100----------Dollars

to the undersigned grantor, Trimm Building Corporation, 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

Elton B. Smith and wife, Linda H. Smith

(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 7, according to the survey of Indian Valley Lake Estates, as recorded in Map Book 6, Page 20, 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 rear and north sides, as shown by recorded map.
4. Restrictions recorded in Volume 8, page 70, Volume 8, page 166, Volume 16, page 768, and Volume 22, page 589, in the Probate Office of Shelby County, Alabama.

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

STATE OF ALA. SHELBY CO.
I CERTIFY THIS

1979 MAR -8 AM 8:41

JUDGE OF PROBATE

deed tax $72.00
Rec. 1.50
Ind. 1.00
$79.50

19790308000028870 1/1 $.00
Shelby Cnty Judge of Probate,AL
03/08/1979 12:00:00AM FILED/CERT

See mtg. 389-38

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, William H. Trimm who is authorized to execute this conveyance, has hereto set its signature and seal, this the 3rd day of March 19 79

ATTEST:

Secretary

TRIMM BUILDING CORPORATION, INC.

By William H. Trimm
President

STATE OF Alabama
COUNTY OF Jefferson }

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, ackuowledged 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 March 19 79

Notary Public

CORLEY, MONCUS, HALBROOKS & GOINGS
2117 MAGNOLIA AVENUE
SUITE 100