This instrument was prepared by

(Name) Doris T. Trimm 886

(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 ONE HUNDRED NINETEEN THOUSAND FIVE HUNDRED and NO/100------Dollars ($119,500.00)

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

John P. Leonard & wife Kathy M. Leonard

(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 11, accroding 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.

$78,000.00 of the above purchase price is paid from a mortgage loan closed similtaneously herewith.

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Shelby Cnty Judge of Probate,AL
06/20/1979 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 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 18 day of June 19 79

ATTEST:

Trimm Building Corporation, Inc.

Secretary

By William H. Trimm
William H. Trimm
President

Deed Tax - 4150
Rec. 150
Cert. 100
4400

STATE OF Alabama
COUNTY OF Shelby } JUN 20 AM 10:07

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 18 day of June 19 79

Notary Public

Jackson COMPANY
POST OFFICE [redacted] 44-A
BIRMINGHAM, ALABAMA 35223