19791108000146860 1/1 $.00
Shelby Cnty Judge of Probate, AL
11/08/1979 12:00:00AM FILED/CERT

This instrument was prepared by

(Name) LARRY L. HALCOMB ATTORNEY AT LAW 344

(Address) 3512 OLD MONTGOMERY HIGHWAY HOMEWOOD, ALABAMA 35209

Form 1-1-7 Rev. 8-70 CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Sixty three thousand nine hundred and no/100 ($63,900.00) DOLLARS

to the undersigned grantor, ROY MARTIN CONSTRUCTION, 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

Julio Trimboli and Denise Ann Trimboli

(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 39, according to the survey of Portsouth, Third Sector, as recorded in Map Book 7 Page 110 in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to taxes for 1980.

Subject to restrictions, easements, building lines and rights of way of record.

BOOK 323 PAGE 194

$ 46,400.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

See DT Vol 393 - 149
deed tax - 17.50
Rec. 1.50
1.00
20.00

1979 NOV -8 AM 11:05

JUDGE OF PROBATE

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, unless otherwise noted above, 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, Roy L. Martin who is authorized to execute this conveyance, has hereto set its signature and seal, this the 6th day of November 1979

ATTEST:

ROY MARTIN CONSTRUCTION, INC.

Secretary

By Roy L. Martin
President

STATE OF ALABAMA
COUNTY OF JEFFERSON }

I, LARRY L. HALCOMB a Notary Public in and for said County in said State, hereby certify that ROY L. MARTIN whose name as President of ROY MARTIN CONSTRUCTION, 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 6th day of November 1979

Larry L. Halcomb

Public

My Commission Expires January