This instrument was prepared by

(Name) Doris T. Trimm

(Address) 1900 Indian Lake Drive Birmingham, Alabama 35244

304

19791114000149220 1/1 $.00
Shelby Cnty Judge of Probate,AL
11/14/1979 12:00:00AM FILED/CERT

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 NINETY SIX THOUSAND and NO/100----------Dollars ($96,000.00)

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

Virgil Willis Hughes, Jr. & wife Pauline S. Hughes

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

$63,350.00 of the above purchase price is paid from a mortgage loan closed similtaneously herewith.

BOOK 323 PAGE 375

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 14 day of November 19 79

ATTEST:

Secretary

Trimm Construction Company, Inc.

By William H. Trimm
William H. Trimm President

STATE OF Alabama
COUNTY OF Shelby

79 NOV 14 AM 8:38

Rec 11.00
Rec 3.00
Mtg 1.50
Tax 63.50
Int .35
Sec mtg - 398-234

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 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 14 day of November 19 79

Notary Public