

CORLEY, CONCUS, BYNUM & DE BUYS

ATTORNEYS AT LAW

2100 SIXTEENTH AVENUE SOUTH
BIRMINGHAM, ALABAMA 35205

324
Send Tax Notice To:

Trim Building Corp.
1700 Indian Lake Dr.
Birmingham, Al. 35244

Dale Corley

WARRANTY DEED (Without Survivorship)

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Forty Six Thousand Six Hundred Seventy Five and No/100 (\$246,675.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Barbara B. Johnson, a married woman, and Johnny E. Owens (also known as Johnny Edward Owens) and wife, Mamie L. Owens

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

TRIM BUILDING CORPORATION, an undivided one-half interest, and CAPITAL RESOURCES CORPORATION, an undivided one-half interest, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land located in the Southwest 1/4 of the Southeast 1/4 of Section 25, Township 19 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Northwest corner of said 1/4-1/4 Section, thence in an Easterly direction, along the North line of said 1/4-1/4 Section, a distance of 343.50 feet to the point of beginning; thence continue along last described course a distance of 345.60 feet to the Southwesterly right-of-way line of Shelby County Highway #275; thence 69 deg. 58 min. 33 sec. right, in a Southeasterly direction, along said right-of-way, a distance of 702.66 feet; thence 110 deg. 07 min. right in a Westerly direction, a distance of 922.06 feet, to the West line of said 1/4-1/4 Section, thence 89 deg. 14 min. 33 sec. right, in a Northerly direction, along said West line, a distance of 281.19 feet, thence 90 deg. 39 min. 54 sec. right, in an Easterly direction, a distance of 400.59 feet, thence 99 deg. 14 min. 06 sec. left, in a Northwesterly direction a distance of 382.50 feet to the point of beginning; being situated in Shelby County, Alabama.

Johnny E. Owens and Johnny Edward Owens are one and the same person.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$246,675.00 of the above recited purchase price was paid from a purchase money mortgage closed simultaneously herewith. Subject property is not the homestead of Barbara B. Johnson, * TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 13th day of August, 1984.

* and said grantor is conveying said property pursuant to Section 6-10-3 of the Code of Alabama as amended.

(Seal)

(Seal)

1984 OCT -5 AM 10:37

(Seal)

STATE OF ALABAMA
Shelby COUNTY

Rec. 250
Ind. 1.00
350

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Barbara B. Johnson, a married woman, Johnny E. Owens (Also Known as Johnny Edward Owens) and wife, Mamie L. Owens whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of August, A. D., 1984.