

This instrument was prepared by

This instrument was prepared by Thomas E. Kincaid,
(Name) Stone, Patton, Kierce & Kincaid, Bessemer, Alabama

(Address)



SEND TAX NOTICE TO:

Mr. Thomas I. Nelson
5237 Meadow Lane
Birmingham, Alabama 35243

CORPORATION FORM-WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Fifty Four Thousand Two Hundred Forty Six 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

THOMAS I. NELSON and CAROL B. NELSON

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in

SHELBY County, Alabama to-wit:

Lot 30, Block 1, according to the map and survey of Sunny
Meadows, Phase Two, as recorded in Map Book 8, Pages 19 A & B,
in the Probate Office of Shelby County, Alabama.

50 PAGE 035 BOOK
SUBJECT to Ad Valorem Taxes for the year 1985 which constitute
a lien but are not due and payable until October 1, 1985, building
line, easements and restriction as shown on recorded plat; and
Restrictions, Covenants, Transmission Line Permit and Agreement with
Alabama Power Company of record.

\$123,300.00 of the above recited consideration was furnished
to grantees through a loan from First Federal Savings and Loan
Association of Bessemer secured by mortgage of said real estate
executed simultaneously with the delivery of this deed.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1985 JUL 23 PM 2:40

deed tax - 31.00

Rec 250

Ad. 1.00

34.50

Thomas A. Snowdon, Jr.
JUDGE OF PROBATE

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship. 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 pre-
mises, that they are free from all encumbrances, except as 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, Doris T. Trimm
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 19th day of July 1985

TRIMM BUILDING CORPORATION, INC.

ATTEST:

By Doris T. Trimm President

Secretary

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned
State, hereby certify that

Doris T. Trimm

a Notary Public in and for said County in said

whose name as

President of TRIMM BUILDING CORPORATION, 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, she, 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 19th day of

July

1985

RETURN TO:

Stone, Patton, Kierce & Kincaid
Box 237, Bessemer, Al. 35021

Deborah Ann Burrell
Notary Public

Form ALA-93