

1345

SEND TAX NOTICE TO:

(Name) Linda Walker

(Address) 2005 Bridge Lake Dr
B'ham, AL 35244

This instrument was prepared by

(Name) Michael J. Romeo, Attorney at Law

(Address) 900 City Federal Building, Birmingham, AL 35203

Form 1-1-6 Rev. 6-70

CORPORATION FORM WARRANTY DEED—LAWYERS TITLE INS. CORP., BIRMINGHAM, ALABAMA

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Eighty Six Thousand Nine Hundred (\$186,900.00) DOLLARS, and 00/100

to the undersigned grantor, Trimm Building Corporation, Inc.
in hand paid by Linda S. Walker, an unmarried woman

a corporation,

the receipt of which is hereby acknowledged, the said Trimm Building Corporation, Inc.

does by these presents, grant, bargain, sell and convey unto the said Linda S. Walker, an unmarried woman

the following described real estate, situated in Shelby County, Alabama.

Lot 274, according Riverchase County Club, 9th Addition Residential Subdivision, as recorded in Map Book 8, Pages 46 A & B in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

1. Ad Valorem taxes due and payable October 1, 1987.
2. Public utility easements as shown by recorded plat, including a 10 foot easement on the Southerly side.
3. Building setback line of 50 feet reserved from Bridgelake Drive as shown by plat.
4. Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Residential) recorded in Misc. Book 14 beginning at Page 536, as amended in Misc. Book 17, beginning at Page 550, and further amended in Deed Book 348, and Notice of Compliance Certificate, recorded in Misc. Book 34, Page 549 in Probate Office.
5. Easement to Alabama Power Company as shown by instrument recorded in Deed Book

TO HAVE AND TO HOLD, To the said Linda S. Walker, an unmarried woman (Cont. on back)

heirs and assigns forever.

And said Trimm Building Corporation, Inc. does for itself, its successors and assigns, covenant with said Linda S. Walker, an unmarried woman

heirs and assigns, that it 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

Linda S. Walker, an unmarried woman
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Trimm Building Corporation, Inc. by its Secretary ~~President~~ Sheila A. Trimm, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 9th day of March, 19 87
TRIMM BUILDING CORPORATION, INC.

ATTEST:

By Sheila A. Trimm
Sheila A. Trimm, Secretary ~~President~~
Secretary

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned Sheila A. Trimm a Notary Public in and for said County, in said State, hereby certify that whose name as Secretary ~~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, 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 9th day of March, 19 87

Notary Public

(Cont. from front)

333 Page 512 in Probate Office.

6. Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 41 Page 807 and covenants pertaining thereto recorded in Misc. Book 41 Page 802 in Probate Office.
7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 127 Page 140, Deed Book 121 Page 294 and Deed Book 111 Page 625 in Probate Office.

BOOK 119 PAGE 639

\$149,500⁰⁰ of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.

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

1987 MAR 13 AM 10:46

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax \$37⁵⁰
2. Mtg. Tax _____
3. Recording Fee 5⁰⁰
4. Indexing Fee 1⁰⁰
TOTAL 43⁵⁰

M. J. Homes

TO

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF }

Office of the Judge of Probate:

Recording Fee \$ _____
Deed Tax \$ _____

THIS FORM FROM

Leggers Title Insurance Corporation
TITLE INSURANCE
BIRMINGHAM, ALABAMA