

SEND TAX NOTICE TO:
CHARLES DONALD BYRON and
(Name) PEGGY S. BYRON
5374 Meadow Brook Road
(Address) Birmingham, Alabama 35242

This instrument was prepared by

1332

(Name) DAVID F. OVSON, Attorney at Law
3499 Independence Drive, Suite A
(Address) Birmingham, Alabama 35209

Form TICOR 5400 1-84

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

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Two Hundred Six Thousand Eighty-Seven and No/100 (\$206,087.00) DOLLARS

to the undersigned grantor, TRIMM BUILDING CORPORATION, INC. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR
does by these presents, grant, bargain, sell and convey unto

CHARLES DONALD BYRON and PEGGY S. BYRON

(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby
County, Alabama, to-wit:

Lot 17, according to the Survey of Mountain Ridge Estates, First Sector, as recorded in
Map Book 7, page 100, in the Probate Office of Shelby County, Alabama; being situated in
Shelby County, Alabama. Mineral and mining rights excepted.

SUBJECT TO:

1. Ad valorem taxes for the year 1989, which are a lien, but not yet due and payable until October 1, 1989.
2. Building setback line of 50 feet reserved from Meadowbrook Drive as shown by plat.
3. Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 28, page 232.
4. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 316, page 470.
5. Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 28, page 272, and covenants pertaining thereto recorded in Misc. Book 28, page 277.
6. Title to all minerals with and unlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Misc. Book 5, page 353.
7. Public utility easements as shown by recorded plat, including a 5 foot easement on the Northeasterly and Southwesterly sides and a 7.5 easement on the Northwesterly side.

\$70,000.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, 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 GRANTEEES, 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 17th day of March 1989

ATTEST:

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

Secretary

89 MAR 21 AM 10:43

STATE OF ALABAMA
COUNTY OF JEFFERSON

JUDGE OF PROBATE

TRIMM BUILDING CORPORATION, INC.

By

1. Deed Tax \$ 136.50
2. Mtg. Tax
3. Recording Fee 250
4. Indexing Fee 100

TOTAL

Notary Public in and for said County in said

I, the undersigned
State, hereby certify that Doris T. Trimm
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, 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

17th

day of

March

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Notary Public
NOTARY PUBLIC, STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES APRIL 27, 1993

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