

This instrument was prepared by:

(Name) Courtney Mason & Assoc. PC
(Address) PO BOX 360187
Birmingham, AL 35236-0187

Send Tax Notice to:

(Name) Thomas E. Dreher & Julia A. Dreher
(Address) 340 Turnberry Road
Birmingham, Alabama 35242

PARTNERSHIP WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Seventy Eight Thousand and no/100ths-----\$278,000.00 Dollars

to the undersigned grantor, Trimm-RN Builders, an Alabama joint venture a (general) ~~limited~~ partnership,

(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 E. Dreher and wife, Julia A. Dreher

(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 18, according to the survey of Heatherwood, 4th Sector, 2nd Addition, as recorded in Map Book 12 pages 79, 80, & 81 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

\$ 336,175.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Inst # 1995-00030

01/03/1995-00030
09:47 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 12.50

TO HAVE AND TO HOLD, Unto the said GRANTEES as joint tenants, with the 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 GRANTEES, their heirs and assigns, that it 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 General Partner(s) who are authorized to execute this conveyance, has hereto set its signature and seal, this the 29th day of December 19 94

Trimm-RN Builders, an Alabama joint venture
general partnership
BY: DGR Construction Co., Inc.
By Howard D. Humber (Seal)
Howard D. Humber President

By _____ (Seal)
Partner

ACKNOWLEDGMENT FOR PARTNERSHIP

STATE OF ALABAMA

Shelby COUNTY }

I, the undersigned authority, a Notary Public, in and for said county in said state, hereby certify that
Howard D. Humber, President of DGR Construction Co., Inc.

whose name(s) as general partner(s) of Trimm-RN Builders
a (n) Alabama (state) (general) (limited)

partnership, and whose name(s) is (are) signed to the foregoing instrument, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of said instrument, (he) (she) (they), as such partner(s), and with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand and official seal this 29th day of December, 1994.

AFFIX NOTARIAL SEAL

COURTNEY H. MASON, JR. My commission expires: 3/5/95
MY COMMISSION EXPIRES 3-5-95

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002 SNA 12.50

Return To:

TO

WARRANTY DEED

(Partnership form, jointly for life with remainder to survivor)

STATE OF ALABAMA
COUNTY OF



Recording Fee \$
Deed Tax \$

This form furnished by

Cahaba Tide, Inc.

RIVERCHASE OFFICE

2068 Valleydale Road

Birmingham, Alabama 35244

Phone (205) 988-5600

EASTERN OFFICE

213 Gadsden Highway, Suite 227

Birmingham, Alabama 35235

(205) 833-1571