

This instrument was prepared by

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(Name) Morene B. Donnelly, Gilbert Construction Company, Inc.

19791228000166750 Pg 1/1 00  
Shelby Cnty Judge of Probate, AL  
12/28/1979 00:00:00 FILED/CERTIFIED

(Address) 1008 Montgomery Highway, Birmingham, Alabama 35216

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED TWENTY FIVE THOUSAND AND NO/100 (\$225,000.00) - - -DOLLARS

to the undersigned grantor, Gilbert Construction Company, 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

Angelo S. Rouss and Faye R. Rouss

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama.

LOT 2, BLOCK 7 and part of LOT 1, BLOCK 7, according to the map and survey of Applecross, A Subdivision of Inverness as recorded in Map Book 6, Page 42, in the Probate Office of Shelby County, Alabama, being more particularly described as follows:

Begin at the northeast corner of said LOT 1, BLOCK 7, thence southerly along the easterly line of said Lot 1, Block 7, for 93.43 feet; thence 132°24'21" right and run northwesterly for 83.20 feet to a point on the southerly right-of-way line of Applecross Road, said point being on a curve to the right, having a central angle of 32°06'10" and a radius of 130.00 feet; thence 106°18'44" right to the chord of said curve and run northeasterly along the arc of said curve for 72.84 feet to the point of beginning.

SUBJECT TO THE FOLLOWING:

1. Taxes due in the year 1980.
2. 10 foot easement on east, west and south sides as shown by recorded map.
3. Easement to Alabama Power Company recorded in Volume 109, page 293; Volume 126, page 343; Volume 291, page 286; Volume 293, page 755 and Misc. Volume 10, page 558, in the Probate Office of Shelby County, Alabama.
4. Restrictions recorded in Misc. Volume 10, page 557; Misc. Volume 10, page 515, Misc. Volume 13, page 154, and Misc. Volume 17, page 183, in said Probate Office.
5. 20' easement on west and 10' easement running in a northwesterly, and southeasterly direction.

\$155,000.00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. 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 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 Vice President, Hiram G. Gilbert who is authorized to execute this conveyance, has hereto set its signature and seal, this the 14th day of December 19 79

ATTEST: I CERTIFY THIS GILBERT CONSTRUCTION COMPANY, Inc.

STATE OF ALA. SHELBY CO.  
NOTARY PUBLIC

See Noty 399-440  
Deed tax - 70.00  
1.50  
1.00  
72.50

1979 DEC 28 AM 8:12 Secretary Hiram G. Gilbert Vice President

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Hiram G. Gilbert a Notary Public in and for said County in said State, hereby certify that Hiram G. Gilbert whose name as Vice President of Gilbert Construction Company, Inc. a corporation, is named 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 14th day of December 19 79

NOTARY PUBLIC

Peggy J. Phillips Notary Public

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Gilbert Co