

Cahaba Title, Inc.

This instrument was prepared by

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Palham, Alabama 35124

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Policy Issuing Agent for
SAFECO Title Insurance Company

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

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY-FOUR THOUSAND NINE HUNDRED AND NO/100 (\$84,900.00) DOLLARS

to the undersigned grantor. **GROSS BUILDING 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

JOHN J. CIZA and wife, KIMBERLY M. CIZA

(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, to wit:

Lot 2, according to Navajo Hills, 7th Sector, as recorded in Map Book 7 page 95 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

SUBJECT TO:

Building setback line of 35 feet reserved from Arrowhead Trail as shown by plat. Public utility easements as shown by recorded plat, including a 5 foot easement on the Southeasterly side.

Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 32 page 221 in Probate Office of Shelby County, Alabama.

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 316 page 345 in Probate Office of Shelby County, Alabama.

Right-of-Way granted to South Central Bell by instrument recorded in Deed Book 324 page 851 in Probate Office of Shelby County, Alabama.

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 121 page 294 in Probate Office of Shelby County, Alabama.

\$76,900.00 of the purchase price 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 President,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 23rd day of August 19 85

ATTEST:

STATE OF NEW YORK
IN SENATE
JANUARY 11, 1966
IN SENATE
JANUARY 11, 1966
IN SENATE
JANUARY 11, 1966

GROSS BUILDING COMPANY, INC.

By John Shoemaker, Jr. President

STATE OF ALABAMA
COUNTY OF SHELBY

1985 AUG 30 AM 8 33

I, the undersigned
State; hereby certify that John Shoemaker, Jr.
whose name as President of

whose name as President of GROSS BUILDING COMPANY, 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 23rd day of August

Form ALA-33

of August
Handwritten signature

Notary Public