

This instrument was prepared by

✓ COURTNEY H. MASON, JR.
2032 Valleydale Road
Birmingham, Alabama 35244

1463

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

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED NINETEEN THOUSAND NINE HUNDRED & 00/100---- (\$119,900.00) DOLLARS to the undersigned grantor, Gross Building Company, Inc. a corporation, (herein referred to as the 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 John T. Greggs, III and wife, Linda H. Greggs (herein referred to as GRANTEEES) 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 and right of reversion, the following described real estate, situated in Shelby County, Alabama:

Lot 18, according to the Resurvey of Dearing Downs, 5th Sector, as recorded in Map Book 10 page 71 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

\$95,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 1392 Belmont Lane, Helena, Alabama 35080-9660

TO HAVE AND TO HOLD to the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its President, Alvin Gross, who is authorized to execute this conveyance, hereto set its signature and seal, this the 15th day of August, 1988.

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

88 AUG 19 AM 8:04

Thomas A. Shanderson, Jr.
JUDGE OF PROBATE
STATE OF ALABAMA
COUNTY OF SHELBY COUNTY

1. Deed Tax \$ 25.00

2. Mig. Tax

3. Recording Fee 2.50

4. Indexing Fee 1.00

TOTAL 28.50

Gross Building Company, Inc.

By: Alvin Gross
Alvin Gross, President

I, The Undersigned, a Notary Public in and for said County, in said state, hereby certify that Alvin Gross whose name as the 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 15th day of August, 1988

Judy D. Knight
Notary Public 225-91