

This instrument was prepared by

(Name) Nancy Schilling 2481

(Address) 2005 Valleydale Road, Birmingham, Alabama 35244

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,

5000⁰⁰

see mty 344-386

That in consideration of Fifty thousand and no/100

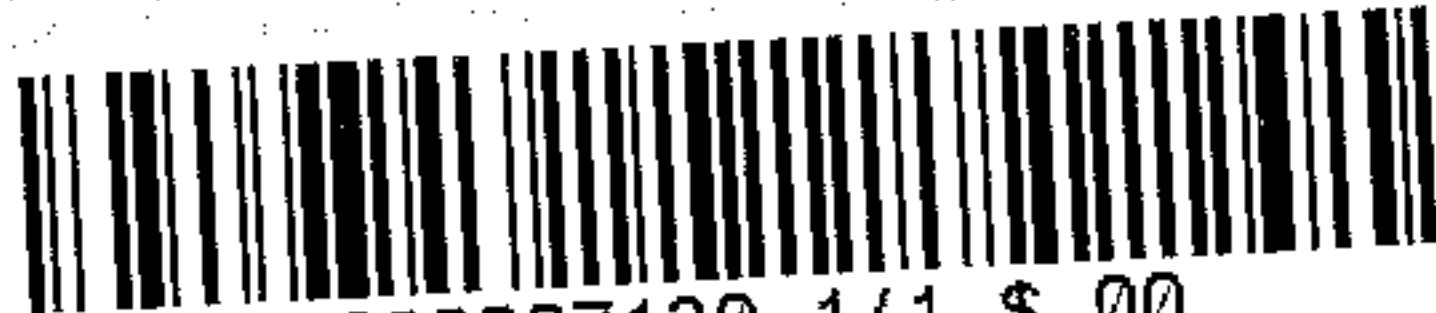
to the undersigned grantor, Gross Building Company, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

William R. Sitton and wife, Mildred I. Sitton

(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 16, in Block 2, Gross' Addition to Altadena South, 1st Phase of
1st Sector, as recorded in Map Book 5, Page 122, in the Office of
the Judge of Probate of Shelby County, Alabama.

\$45,000.00 of the purchase price recited above was paid from a
mortgage loan closed simultaneously with delivery of this deed.



19750214000007130 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/14/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY
JUDGE OF PROBATE
REC. BK. & PAGE AS SHOWN
U.C.C. FILE NUMBER OR
1975 FEB 14 AM 9:28
INSTRUMENT WAS FILED
I CERTIFY THIS
RECEIVED 5-2-75

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 con-
tingent 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 encum-
brances,

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, Alvin Gross
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 12 day of February 19 75

ATTEST:

GROSS BUILDING COMPANY, INC.

By Alvin Gross President

STATE OF ALABAMA }
COUNTY OF SHELBY }

I, Undersigned a Notary Public in and for said County in said
State, hereby certify that Alvin Gross
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 12 day of February 19 75

Nancy Schilling
Notary Public