

This instrument was prepared by

(Name) Alvin Gross 3299

(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,

That in consideration of Thirty-eight thousand nine hundred and no/100

See Mtg 345-138

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

Timothy Wendell Phillips and wife, Jo Nell Phillips

(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 30, according to the map and survey of Navajo Hills, Fourth Sector, as recorded in Map Book 5, Page 95, in the Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama.



19750331000013890 1/1 \$.00
Shelby Cnty Judge of Probate, AL
03/31/1975 12:00:00AM FILED/CERT

\$38,900.00 of the purchase price recited above was paid from loan closed simultaneously with delivery of this deed.

REC. OF ALA. SHELBY CO.
CERTIFY THIS
INSTRUMENT WAS FILED
1975 MAR 31 AM 7:51
U.S.C. FILE NUMBER OR
REC. OF PAGE AS SHOWN ABOVE
JUDGE OF PROBATE

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, Alvin Gross who is authorized to execute this conveyance, has hereto set its signature and seal, this the 28 day of March 1975

ATTEST:

GROSS BUILDING COMPANY, INC.

By

Alvin Gross
President

Secretary

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 28 day of

March 1975
Nancy Schillay
Notary Public