

This instrument was prepared by

(Name) Alvin Gross

(Address) 2005 Valleydale Road, B'ham, 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, 6103

That in consideration of Forty-nine thousand and no/100

See Mtg 347- Page 165

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

Donald I. Richard and wife, Nancy L. Richard

(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 13, Block 1, according to the map and survey of Gross
Addition to Altadena South First Phase of First Sector, as
recorded in Map Book 5, Page 122, in the Probate Office of
Shelby County, Alabama.
Minerals and mining rights excepted.

Situated in Shelby County, Alabama.

\$38,000/00 of the purchase price recited above was paid from
a mortgage loan closed simultaneously with delivery of this
deed.



19750709000036440 1/1 \$.00
Shelby Cnty Judge of Probate, AL
07/09/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 JUL -9 AM 8:45
Deed July 11, 1975
Conrad M. Schilling
JUDGE OF PROBATE

BOOK 293 PAGE 337

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 26 day of June 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 26 day of June 19 75
Nancy Schilling
Notary Public