

This instrument was prepared by

(Name) Alvin Gross 9490

(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,

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

Gerald E. Newell and wife, Rita L. Newell

(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 18, Block 2, according to the map and survey of Southwind, First
Sector, as recorded in Map Book 6, Page 72, in the Probate Office of
Shelby County, Alabama.
Situated in Shelby County, Alabama.

\$41,000.00 of the purchase price recited above was paid from a mortgage
loan closed simultaneously with delivery of this deed.

Subject to easements, exceptions, restrictions & reservations of record.

BOOK 305 PAGE 861

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

See Mtg. 365-

1977 JUN -8 AM 10:30 Rec. 800
150
Ind. 100
1050
Thomas A. Snowlin, Jr.
JUDGE OF PROBATE

19770608000056190 1/1 \$.00
Shelby Cnty Judge of Probate, AL
06/08/1977 12:00:00AM FILED/CERT

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 27 day of May 1977

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 27 day of May 1977

Nancy Schilling
Notary Public

United Fed.
Ala. State