

This instrument was prepared by

(Name) Alvin Gross

6407

(Address) 2108 Rocky Ridge Road Birmingham, Alabama 35216

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 Fifty Three Thousand and Nine Hundred 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

Anton Charles Bogaty, Jr. and wife, Frances E. Bogaty

(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 8, Block 1, according to the Survey of Southwind, First Sector,
as recorded in Map Book 6, Page 72, in the Office of the Judge of Pro-
bate of Shelby County, Alabama.

\$43,100.00 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 re-
cord.

BOOK 309 PAGE 903



19780112000004740 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/12/1978 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 7th day of January, 1978.
Gross Building Company, Inc.

ATTEST:

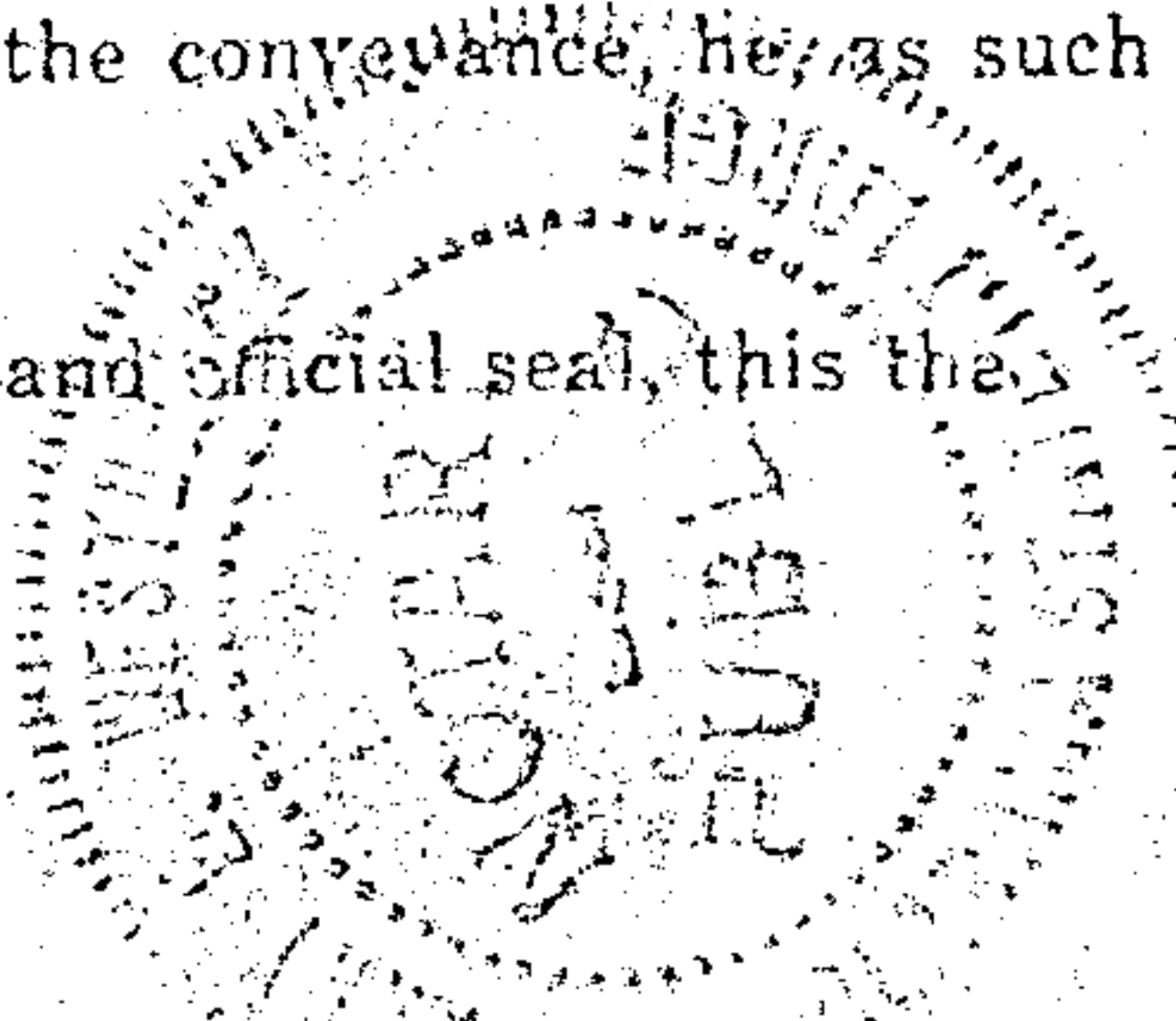
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

By Alvin Gross President

STATE OF ALABAMA 1978 JAN 12 AM 8:33
COUNTY OF SHELBY
Rec. 150
Ded. 100

I, Thomas G. [Signature] 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 7th day of January, 19 78



May E. [Signature]
Notary Public

#29259