

This instrument prepared by
(Name) Alvin Gross 8161
(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 Sixty Six 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

Virgil O. Trucks Jr. and wife, Janice S. Trucks

(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 28, in Block 2, according to the map and survey of Gross' Addition
to Altadena South, 2nd Phase of 1st Sector, as recorded in Map Book 6, Page
17, in the Probate Office of Shelby County, Alabama.
Mineral and mining rights excepted.
Situated in Shelby County, Alabama.

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

\$35,500.00 of the purchase price recited above was paid from a Mortgage
Loan closed simultaneously with delivery of this deed.

19780227000023610 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/27/1978 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 24th day of February 1978

ATTEST:

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

Gross Building Company, Inc.

By Alvin Gross President

STATE OF ALABAMA }
COUNTY OF SHELBY }

1978 FEB 27 AM 9:37

Thomas A. Snowdon, Jr.
JUDGE OF PROBATE

Rec'd 30.50
Rec. 15.0
Jud. 1.00
33.00

Dec. Mtg. 375.73

a Notary Public in and for said County in said

I, Undersigned
State, hereby certify that
whose name as
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,

Alvin Gross
President of

Gross Building Company, Inc.

Given under my hand and official seal, this the 24th day of February 1978

David H. Smith
Notary Public

Secretary S. L.