

This instrument prepared by
(Name) Alvin Gross
(Address) 2108 Rocky Ridge Road Birmingham, Alabama 35216 8361

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 and No/100

to the undersigned grantor, Gross Building Co., Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto
Harvey G. Talley, Jr. and Miriam S. Talley

(herein referred to as GRANTEEES) 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 2, in Block 2, according to the map and survey of Southwind
First Sector, as recorded in Map Book 6, Page 7s, in the Probate
Office of Shelby County, Alabama.
Situated in Shelby County, Alabama.

\$43,900.00 of the purchase price recited above was paid from a
mortgage loan closed simultaneously with delivery of this deed.

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

BOOK 310 PAGE 767

19780302000026410 1/1 \$.00
Shelby Cnty Judge of Probate, AL
03/02/1978 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD, To the said GRANTEEES 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
GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances,

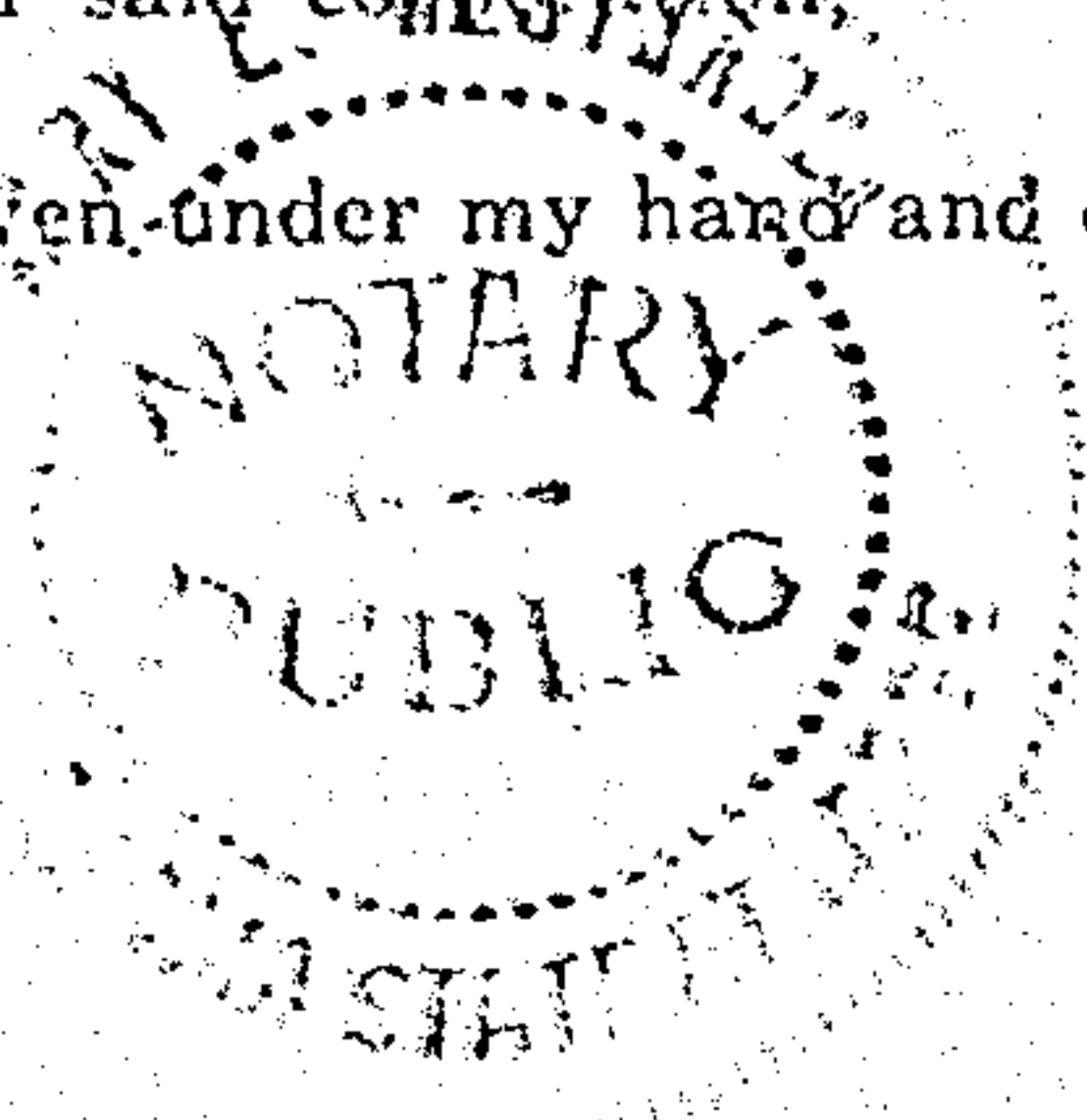
that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant
and defend the same to the said GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

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. Gross Building Co., Inc.
I CERTIFY THIS
STRUMENT WAS FILED
Secretary
1978 MAR 2 AM 9:09
By Alvin Gross President
Deed 4.50
Rec. 1.50 Sec mty.
Dud. 1.00
7.00

STATE OF ALABAMA }
COUNTY OF SHELBY }
I, Undersigned Mary E. Westbrook a Notary Public in and for said County in said
State, hereby certify that Alvin Gross
whose name as President of Gross Building Co., 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 24th day of February 1978



Mary E. Westbrook
Notary Public

Daniel Spiller