

This instrument was prepared by

(Name) Alvin Gross

(Address) 2108 Rocky Ridge Road Birmingham, Alabama 35216 739

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 One 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

Lloyd James Engman^{Jr.} and wife, Trudy M. Engman

(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 12, Block 1, 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.

19780421000048050 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/21/1978 12:00:00AM FILED/CERT

\$51,900.00 of the purchase price recited above was paid from a mortgage
loan closed simultaneously with delivery of this deed.

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

BOOK 311 PAGE 611

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

1978 APR 21 AM 9:04

Thomas A. Jones
JUDGE OF PROBATE

Sec mtg 377-142
Rec. 1.50
Index 1.00
2.50

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 19 day of April 19 78

ATTEST:

GROSS BUILDING COMPANY, INC.

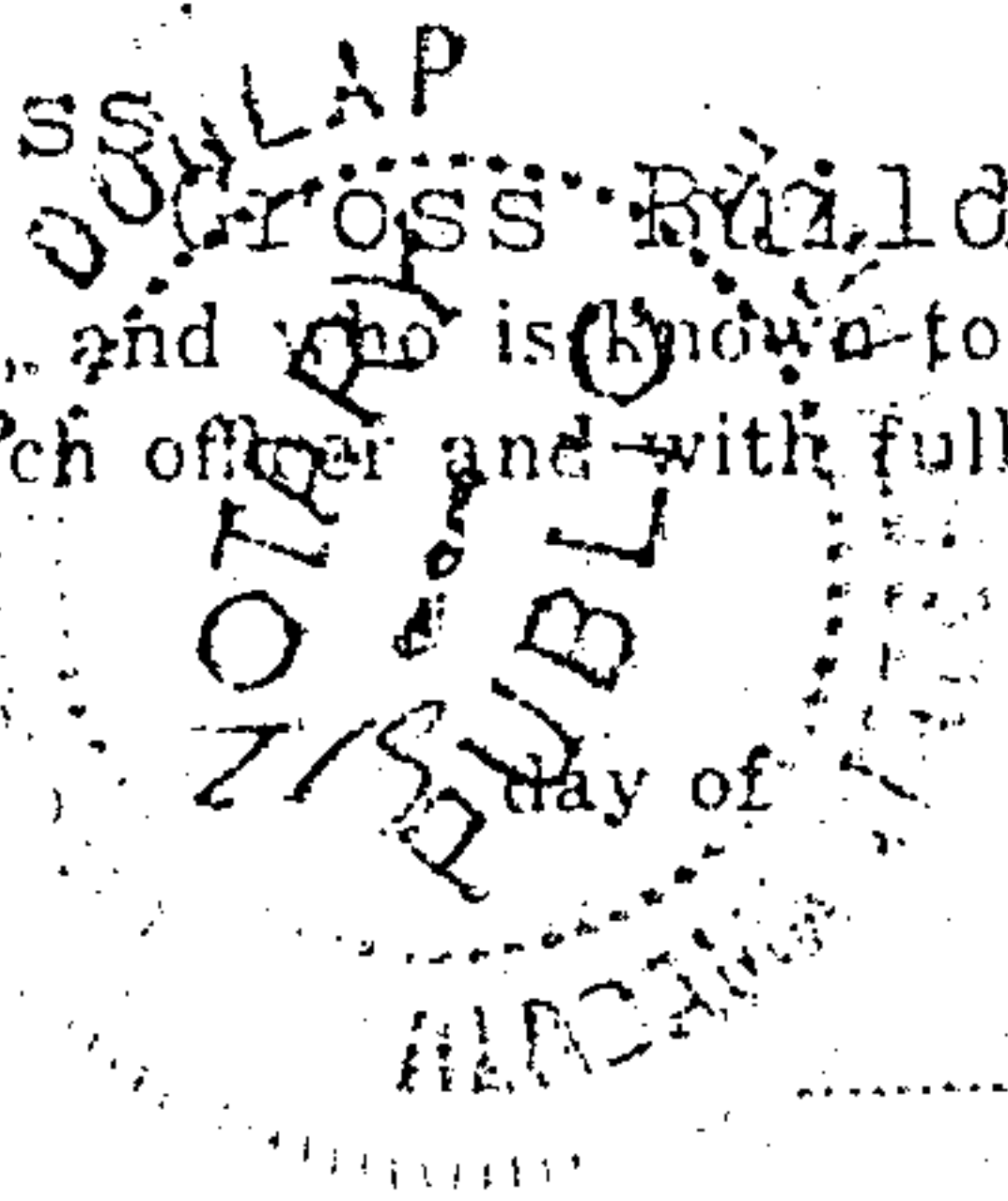
By Alvin Gross
President

STATE OF ALABAMA
COUNTY OF SHELBY

I, Undersigned Alvin Gross, a Notary Public in and for said County in said
State, hereby certify that Alvin Gross, President of Gross Building Company, Inc.
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 21 day of April 19 78

Daniel Spitta



Notary Public