

This instrument was prepared by

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(Name) Alvin Gross

(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 Eight 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

John Steven Northrup and wife, Sheree D. Northrup

(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 24, 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 Office of the Judge of Probate of Shelby County, Alabama.  
Mineral and mining rights excepted.  
Situated in Shelby County, Alabama.

*Mining and Mineral Rights Excepted.*

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

\$61,200.00 of the purchase price recited above was paid from a  
mortgage loan closed simultaneously with delivery of this deed.



19780824000113250 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
08/24/1978 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 21st day of August, 1978,

ATTEST:

GROSS BUILDING COMPANY, INC.

By *Alvin Gross* President

STATE OF ALABAMA  
COUNTY OF SHELBY

*Rec'd Tax 7.00 Sec. 1.50*  
*Sub mtg. 382-212*  
*1.00*  
*9.50*

I, Undersigned Alvin Gross a Notary Public in and for said County in said  
State, hereby certify that 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 21st day of

*August*

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*Mary E. Westbrook*  
Notary Public

*Samuel Spittler*