This instrument was prepared by

(Name) Alvin Gross 979

(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 One Thousand Four Hundred and 10/100

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

Thomas E. Gwin and wife, Joan E. Gwin

(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 3, in Block 2, 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.

$48,800.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously with delivery of this deed.

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

See Mtg. 388 - 593

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

1979 FEB 27 AM 8:50

Deed Tax 3.00
Rec. 1.50
Ind. 1.00
5.50

Thomas A. Thomas Jr.
JUDGE OF PROBATE

BOOK 318 PAGE 35

19790227000024080 1/1 $.00
Shelby Cnty Judge of Probate,AL
02/27/1979 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 contingent 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 encumbrances,

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 27th day of February 1979

ATTEST:

GROSS BUILDING COMPANY, INC.

By Alvin Gross
President

Secretary

STATE OF ALABAMA
COUNTY OF SHELBY }

I, Undersigned 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, ackuowledged 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 27th day of February 1979

Thomas J. Dunlap
Notary Public

THOMAS J. DUNLAP
NOTARY PUBLIC
ALABAMA

Daniel H. Spitler