

This instrument was prepared by

(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 Seventy Five Thousand Seven Hundred Fifty and 00/100

to the undersigned grantor, Cross 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

William B. Burns and wife, Joan M. Burns

(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 23, 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.

\$75,750.00 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.

Joan M. Burns is one and the same person as Joan Burns and is also known as Joan Burns.



19790326000036280 1/1 \$.00
Shelby Cnty Judge of Probate, AL
03/26/1979 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 day of 19

ATTEST:

STATE OF ALA. SHELBY CO.

GROSS BUILDING COMPANY, INC.

By Alvin Gross President

23 MAR 26 AM 8:33

Sec mtg. 389-729

STATE OF ALABAMA
COUNTY OF SHELBY

Judge of Probate

Rec. 1.50
Ded. 1.00
2.50

I, Undersigned Alvin Gross a Notary Public in and for said County in said State, hereby certify that whose name as President of Cross 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 22nd day of

March

19 79

Mary E. Westerbeke Notary Public

Daniel M. Spiller

BOOK 318 PAGE 555