american title insurance company

2119 - 3RD AVENUE NORTH • BIRMINGHAM, AL 35203 • (205) 254-8080

This instrument was prepared by

(Name) Alvin Gross 991

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

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR— AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety One Thousand Dollars ($91,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Gross Building Company, Inc.

(herein referred to as grantors) do grant, bargain, sell and convey unto

Kirit F. Patel and wife Padma K. Patel

(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 to-wit:

Lot 8, Block 2, according to the map and survey of Gross' Addition to Altadena South, 1st Phase of 1st Sector, as recorded in Map Book 5, Page 122, in the Probate Office of Shelby County, Alabama.
Mineral and mining rights excepted.
Situated in Shelby County, Alabama.
Subject to easements and restrictions of record.
$72,800.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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Shelby Cnty Judge of Probate,AL
06/19/1979 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The /said Grantor, by its president have hereunto set his hand(s) and seal(s), this 7th day of June, 1979.

Gross Building Co. Inc.
By Alvin Gross Pres

WITNESS:

(Seal) (Seal)

(Seal) (Seal)

(Seal) (Seal)

STATE OF ALABAMA
Shelby COUNTY } General Acknowledgment

I, Thomas J. Dunlap, a Notary Public in and for said County, in said State, hereby certify that Alvin Gross, as President of Gross Building Co. Inc. whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7 day of June A. D., 1979.

Daniel Spitler

Thomas J. Dunlap
Notary Public.

B.T. 1