

This instrument was prepared by

(Name) Alvin Gross

(Address) 2108 Rocky Ridge Road Birmingham, AL 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 Four 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

Roderick T. Hughes, and wife, Joy Marie Hughes

(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 16, Block 7, according to the map and survey of Southwind,  
Third Sector, as recorded in Map Book 7, Pages 25 A & B, in the  
Probate Office of Shelby County, Alabama.  
Situated in Shelby County, Alabama.

\$42,000.00 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.

19790718000090670 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
07/18/1979 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 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 13<sup>th</sup> day of July, 1979

ATTEST:

GROSS BUILDING COMPANY, INC.

STATE OF ALABAMA  
COUNTY OF SHELBY

Undersigned Alvin Gross  
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 13<sup>th</sup> day of July, 1979

Notary Public