



This Form furnished by:

78 **Cahaba Title, Inc.**

Highway 31 South at Valleydale Road

P. O. Box 689

Pelham, Alabama 35124

Telephone 988-5600



AGENT FOR

**ST PAUL III**

This instrument was prepared by

(Name) **DANIEL M. SPITLER**

Attorney at Law

(Address) **1972 Chandalar Office Park  
Pelham, Alabama 35124**



19830104000000920 Pg 1/1 .00  
Shelby Cnty Judge of Probate, AL  
01/04/1983 00:00:00 FILED/CERTIFIED

**CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

} **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of **Sixty Nine Thousand and no/100 (\$69,000.00) DOLLARS**

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

**James W. Ballard and Linda G. Ballard**

(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 25, according to the survey map of Navajo Hills, 7th Sector, as recorded in  
Map Book 7, Page 95, 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.**

**\$55,000.00 of the purchase price recited above was paid from a mortgage loan closed  
simultaneously herewith.**

**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,**  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the **30th day of December 1982.**

**ATTEST:**

**GROSS BUILDING COMPANY, INC.,**

By

**ALVIN GROSS**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**1983 JAN -4 AM 8:35**

**Deed TAX 14.00**

**Rec 1.50**

**1.00**

**16.50**

I, the undersigned  
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, 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 **30th** day of **December** 19 **82.**

Form ALA-33

Daniel M. S.

Notary Public