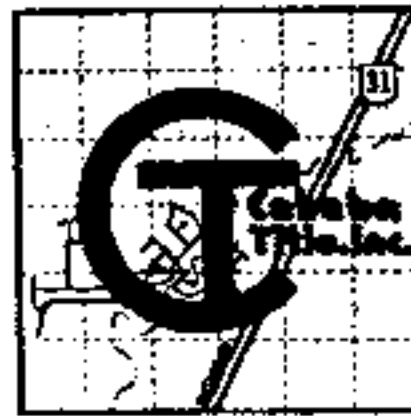


1196



This Form furnished by:

**Cahaba Title, Inc.**1970 Chandalar South Office Park  
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

This instrument was prepared by

(Name) DANIEL M. SPITLERAttorney at Law(Address) 1972 Chandalar Office Park  
Pelham, Alabama 35124

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 Eighty Four Thousand Six Hundred and no/100 (\$84,600.00) 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**Stephen Grady Dyar and Carol M. Dyar**

(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 39, according to Third Addition, Riverchase West Residential Subdivision, recorded in Map Book 7 Page 139 in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, as recorded in Deed Book 127 Page 140, Deed Book 111 Page 625 and Deed Book 121 Page 294 in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record.

\$84,600.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
see Mtg. 428-104  
1983 MAR 31 AM 8:41Deed to  
Rec. 150  
100  
250TO HAVE AND TO HOLD, To the said GRANTEES, ~~to have 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,  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 25th day of March 19 83.

ATTEST:

GROSS BUILDING COMPANY, INC.

By

ALVIN GROSS

President

STATE OF ALABAMA  
COUNTY OF SHELBYI, 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 25th day of March

19 83.

Form ALA-33

Daniel M. Spitzer