

ADDRESS OF GRANTEE: 1409 Sequoia Trail
Alabaster, Alabama 35007

Telephone 205-663-1130

This instrument was prepared by

(Name) DANIEL M. SPITLER

Attorney at Law

(Address) 1972 Chandalar Office Park
Pelham, Alabama 35124



This Form furnished by:

Cahaba Title, Inc.

1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

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 Seventy Four Thousand One Hundred Seventy Five and No (\$74,175.00) 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

Richard S. Vandiver and Deborah P. Vandiver

(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 31, according to Navajo Hills, 7th Sector, as recorded in Map Book 7
Page 95 in the Probate Office of Shelby County, Alabama; being situated in
Shelby County, Alabama.
Mineral and mining rights excepted.

Subject to easements and restrictions of record.

\$70,450.00 of the purchase price recited above was paid from a mortgage
loan closed simultaneously herewith.

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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 8th day of July 1983.

ATTEST:

GROSS BUILDING COMPANY, INC.

By Alvin Gross
ALVIN GROSS President

STATE OF ALABAMA
COUNTY OF SHELBY

STATE OF ALA. SHELBY CO.
I HEREBY CERTIFY
1983 JUL 25 AM 8:53
see Mtg 434-140

Deed TAX 4.00
Rec 1.50
Jud 1.00
6.50

I, the undersigned, a Notary Public in and for said County in said
State, hereby certify that Alvin Gross
who is known to me, acknowledged before me on this day that, being
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 8th day of July 1983.

Form ALA-33

Daniel M. Spitler

Notary Public