



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. SPITLER
Attorney 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 Seventy Eight Thousand Nine Hundred and No/100 (\$78,900.00) 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

George W. Sellers and Beverly C. Sellers

(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 19, 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.

\$70,000.00 of the purchase price recited above was paid from a mortgage loan
closed simultaneously herewith.

Subject to easements and restrictions of record.

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 13th day of October 1983

ATTEST:
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1983 OCT 19 AM 9:44
see Mtg H37-995
JUDGE OF PROBATE

GROSS BUILDING COMPANY, INC.
By Alvin Gross President

STATE OF ALABAMA }
COUNTY OF SHELBY }

Deed TAX 9.00
Rec 1.50
Jury 1.00
Total 11.50

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 13th day of October 19 83.

Form ALA-33
Daniel M. Spitler

[Signature]
Notary Public