



This Form furnished by:

Cahaba Title, Inc.

Highway 31 South at Valleydale Road

P. O. Box 689

Pelham, Alabama 35124

Telephone 988 5600



AGENT FOR

ST. PAUL TITLE

This instrument was prepared by

(Name) **DANIEL M. SPITLER**
Attorney at Law(Address) 108 Chandalar Drive
Pelham, Alabama 35124

200

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 Nine Thousand Eight Hundred and No/100 (\$79,800.00) 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

Joseph J. Ciza, III and Jerrie M. Ciza

(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 35, 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.

Subject to title to all minerals within and underlying the premises, together
with all mining rights and other rights, privileges and immunities relating
thereto, including rights conveyed in Deed Book 121 page 294 in the Probate
Office of Shelby County, Alabama.

Subject to easements and restrictions of record.

\$75,800.00 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 27th day of April 19 84

ATTEST:

Deed TAX 4.00
Rec 1.50
Ind 1.00
6.50

GROSS BUILDING COMPANY, INC.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

By *John Shoemaker, Jr.*
JOHN SHOEMAKER, JR. President

STATE OF ALABAMA }
COUNTY OF SHELBY }

1984 MAY -4 AM 8:31

see Mtg #48-43

JUDGE OF PROBATE

I, the undersigned
State, hereby certify that **John Shoemaker, Jr.** a Notary Public in and for said County in said
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 27th day of April 19 84.

Form ALA-33

Daniel M. S. [REDACTED]



355 PAGE 297
BOOK