

1575

MAIL TAX NOTICE TO: Victor A. Refke
1539 Caribbean Circle

This form furnished by:

Alabaster, Alabama 35007



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

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 DOLLARS (\$69,000.00)-----

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

VICTOR A. REFKE and wife, DOROTHY D. REFKE,

(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 13, Block 7, according to the survey of Southwind, Third Sector, as
recorded in Map Book 7, page 25, in the Office of the Judge of Probate
of Shelby County, Alabama; being situated in Shelby County, Alabama.

\$30,000.00 of the purchase price recited above was paid from a mortgage
loan closed simultaneously herewith.

SUBJECT TO:

Building setback line of 35 feet reserved from Carribean Circle as shown
by plat.

Public utility easements as shown by recorded plat, including a 5 foot
easement on the Southerly side.

Restrictions, covenants and conditions as recorded in Misc. Book 23,
page 535 in Probate Office.

Transmission Line Permit to Alabama Power Company as recorded in Deed
Book 309, page 375 in Probate Office.

Agreement with Alabama Power Company as to underground cables as
recorded in Misc. Book 24, page 439 and covenants pertaining thereto as
recorded in Misc. Book 24, page 434 in Probate Office.

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, John Shoemaker, Jr.,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 27th day of July 19 84.

ATTEST:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS
INSTRUMENT WAS FILED

453-106
1984 JUL 31 AM 8:58

GROSS BUILDING COMPANY, INC.

Deed 3900
Rec 250
Sub 100
4250

By John Shoemaker, Jr.

President

STATE OF ALABAMA
COUNTY OF SHELBY

John P. Shoemaker, Jr.
JUDGE OF PROBATE

I, the undersigned, a Notary Public in and for said County in said
State, hereby certify that John Shoemaker, Jr.,
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 July 19 84

[Signature]
Notary Public