

This form furnished by: **Cahaba Title, Inc.** 988-5600

This instrument was prepared by:
(Name) Daniel M. Spitler, Attorney
(Address) 108 Chandalar Drive
Pelham, Alabama 35124

Send Tax Notice to:
(Name) Warren G. Vance
(Address) 1398 Belmont Lane
Helena, Alabama 35080

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY

COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TWENTY-NINE THOUSAND NINE HUNDRED AND NO/100 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
WARREN G. VANCE and wife, WANDA L. VANCE

(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 15, according to the Resurvey of Dearing Downs Subdivision, 5th Sector,
according to the Amended Map recorded in Map Book 10 page 71 in the Probate Office
of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

Building setback line of 35 feet reserved from Belmont Lane as shown by plat.
Public utility easements as shown by recorded plat, including a 20 foot easement on
the West side.

Restrictions, covenants and conditions as set out in instrument recorded in Real 80
page 647 in Probate Office of Shelby County, Alabama.

Right of Way granted to South Central Bell by instrument recorded in Real 87 page
179 in Probate Office of Shelby County, Alabama.

Easement to Alabama Power Company and South Central Bell as shown by instrument
recorded in Real 93 page 138 in Probate Office of Shelby County, Alabama.

Mineral and mining rights if not owned by Grantor.

\$103,900.00 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 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 it Vice President,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 24th day of July 1987

ATTEST:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1987 JUL 28 AM 8:51
Secretary

STATE OF ALABAMA

COUNTY OF SHELBY

JUDGE OF PROBATE

By

Vice President - Alvin Gross

a Notary Public is and for said County in said

I, the undersigned
State, hereby certify that

whose name as Vice 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 is 24th day of July

1987

Notary Public