

This instrument was prepared by

(Name) Larry L. Halcomb
3512 Old Montgomery Highway
(Address) Birmingham, AL 35209

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

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of twenty seven thousand nine hundred and no/100----- (27,900.00)

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

Richard S. Rucks and Teruko N. Rucks

(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, Block 3, according to the Survey of Norwick Forest, Second Sector as recorded in Map Book 13 Page 23 A & B in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to Taxes for 1992.

Subject to Building setback line of 35 feet reserved from Newgate Road as shown by plat.

Subject to Public utility easements as shown by recorded plat, including 10 feet on the rear of lot and 15 feet on the Northerly side of lot.

Subject to Restrictions, covenants and conditions as set out in instrument (s) recorded in Real 228 Page 563 in Probate Office.

Subject to Easement (s) to Alabama Power Company and South Central Bell as shown by instrument recorded in Real 224 Page 583 and Real 124 Page 255 in Probate Office.

Inst # 1992-12285

06/25/1992-12285

10:10 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 MCD 34.50

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 its VicePresident, Alvin Gross who is authorized to execute this conveyance, has hereto set its signature and seal, this the 23rd day of June 1992

ATTEST:

GROSS BUILDING COMPANY, INC.

By Alvin Gross Vice President

Secretary

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

a Notary Public in and for said County in said

I, Larry L. Halcomb
State, hereby certify that Alvin Gross

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 the 23rd day of June

1992

Larry L. Halcomb
Notary Public