

(Name) DANIEL M. SPITLER  
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**Cahaba Title, Inc.**

1970 Chandalar South Office Park  
 Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

**Corporation Form Warranty Deed**

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ---NINETY TWO THOUSAND, NINE HUNDRED AND NO/100 (\$92,900.00)----DOLLARS,

to the undersigned grantor, GROSS BUILDING COMPANY, INC., a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

WILLIAM E. YEACKLE and wife, DENYSE N. YEACKLE,

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 10, according to Navajo Hills, 7th Sector, as recorded in Map Book 7, Page 95, in the Probate Office of Shelby County, Alabama.  
 Situated in Shelby County, Alabama.  
 Minerals and mining rights excepted.

SUBJECT TO:

35-foot building set back line from Arrowhead Trail as shown on recorded map.  
 20-foot easement over the West side of said lot as shown on recorded map.  
 Title to minerals underlying caption lands with mining rights and privileges belonging thereto, as reserved in Deed Book 121, Page 294, in Probate Office of Shelby County, Alabama.  
 Permit to Alabama Power Company and South Central Bell, recorded in Deed Book 316, Page 345 in Probate Office of Shelby County, Alabama.  
 Restrictive covenants and conditions recorded in Misc. Book 32, Page 221, in Probate Office of Shelby County, Alabama.  
 Easement to South Central Bell, recorded in Deed Book 324, Page 851, in Probate Office of Shelby County, Alabama.

\$88,250.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it 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 GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its authorized to execute this conveyance, hereto set its signature and seal,

President, who is

this the 26th day of February, 19 85

ATTEST:

*Deed by - 500  
 Rec 260  
 Sub 100*

STATE OF ALA. SHELBY CO. GROSS BUILDING COMPANY, INC.

I CERTIFY THIS INSTRUMENT WAS FILED

8 50 Secretary By *[Signature]*  
 1985 FEB 28 AM 8 49

John Shoemaker, Jr., President

STATE OF ALABAMA

COUNTY OF SHELBY

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 26th day of February

