

246

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

Send Tax Notice to:
 (Name) Lonnie F. Charleson
 (Address) 3593 Tall Timber Drive
Birmingham, Alabama 35243

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 FIFTY-ONE THOUSAND SIX HUNDRED SEVENTY-FIVE 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

LONNIE F. CHARLESON and wife, KERRY M. CHARLESON

(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, according to the survey of Southern Pines, 6th Sector, as recorded in Map
 Book 9 page 107 in the Probate Office of Shelby County, Alabama; being situated in
 Shelby County, Alabama.

SUBJECT TO:

Building setback line of 40 feet reserved from Tall Timber Drive as shown by plat.
 Public utility easements as shown by recorded plat, including an irregular easement
 on the Southwesterly side.

Restrictions, covenants and conditions as set out in instrument recorded in Real 45
 page 117 in Probate Office of Shelby County, Alabama.

Easement to Alabama Power Company and South Central Bell as shown by instrument
 recorded in Real 48 page 42 in Probate Office of Shelby County, Alabama.

Mineral and mining rights if not owned by Grantor.

\$121,300.00 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 its Vice President,
 who is authorized to execute this conveyance, has hereto set its signature and seal, this the 29 day of January 19 87 .

ATTEST:

GROSS BUILDING COMPANY, INC.

Secretary

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

By

Vice-President, Alvin Gross

STATE OF ALABAMA
 COUNTY OF SHELBY

1987 FEB -4 AM 9:07

Thomas G. [Signature]
 JUDGE OF PROBATE

Deed TAX 30.50
 Rec 2.50
 Jud 1.00
 34.00

I, the undersigned
 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 said corporation,

a Notary Public is and for said County in said

GIVEN UNDER MY HAND and official seal, this is 29th day of January

19 87

Notary Public