

This instrument was prepared by

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

SEND TAX NOTICE TO:
Glenn Austin Suneson
101 Norwick Forest Lane
Alabaster, Alabama 35007

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 One hundred forty thousand and No/100 (140,000.00)

to the undersigned grantor, Gross Building Company, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto
Glenn Austin Suneson and Ava Linda Suneson

(herein referred to as GRANTEEES) 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 1, Block 1, according to the Survey of Norwick Forest, First Sector, as recorded
in Map Book 11 page 63 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 Norwick Forest Lane and Shelby
County Highway 264 as shown by plat.

Subject to public utility easements as shown by recorded plat, including a 5 foot easement
on the Southerly and Westerly sides of subject property.

Subject to restrictions, covenants and conditions as set out in instrument(s) recorded in
Real 170 page 137, amended by Real 182 page 942 and as recorded in Real 196 page 766 in
Probate Office.

Subject to easement(s) to Alabaster Water & Gas Board as shown by instrument recorded in Real
124 page 255 in Probate Office.

Subject to easement(s) to Alabama Power Company as shown by instrument recorded in Real 157
page 664 and corrected in Real 179 page 21 in Probate Office.

Subject to Agreement with Alabama Power Company as to underground cables recorded in Alabama
Power Company and South Central Bell and covenants pertaining thereto recorded in Real 224
page 583 in Probate Office.

Subject to easement(s) to Alabama Power Company and South Central Bell as shown by instrument
recorded in Real 157 page 662 and corrected in Real 179 page 21 in Probate Office.

The former owner of record, Gross Home Builders Company, Inc., was merged into Gross Building
Company, Inc. by Articles of Merger filed in the Office of the Secretary of State of Alabama
on January 2, 1992 and subsequently recorded in the Office of the Judge of Probate of Jefferson
County, Alabama in Real Vol. 4173 page 247.

\$80,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed
simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEEES 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
GRANTEEES, 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 GRANTEEES, 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 21st day of January 1992

ATTEST 1. Deed Tax \$60.00
2. Mtg. Tax \$
3. Recording Fee \$2.50
4. Indexing Fee \$3.00
5. No Tax Fee \$
6. Certified Fee \$1.00

Total \$66.50

STATE OF ALABAMA
COUNTY OF JEFFERSON

Gross Building Company, Inc.

By Alvin Gross Vice President

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
JAN 27 1992

92 JAN 27 PM 12:17

Larry L. Halcomb

Alvin Gross

President of

Gross Building Company, Inc.

I, State, hereby certify that
whose name as Vice
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,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 21st day of

January

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Larry L. Halcomb

Notary Public