

This instrument was prepared by

1544

Send Tax Notice To:

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

Mark W. Bass
104 Newgate Road
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 sixty four thousand four hundred and No/100 (164,400.00)

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

Mark W. Bass & Charlotte W. Bass

(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 2, 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.

Minerals and mining rights excepted.

Subject to taxes for 1992.

Subject to building setback line of 35 feet reserved from Newgate Road and 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 Northerly side, a 25 foot on the Easterly side of lot and a 10 foot easement on the
Northerly side of subject property.

Subject to restrictions, covenants and conditions as set out in instrument(s) recorded in
Real 170 page 137; Real 182 page 942 and 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 Agreement with Alabama Power Company as to underground cables recorded in Real
224 page 583 in Probate Office.

Subject to easement(s) to Alabama Power Company as shown by instrument recorded in Real
157 page 662 and Real 157 page 664, being corrected and re-recorded in Real 179 page 21
in Probate Office.

\$147,950.00 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 4th day of March 19 92

ATTEST: 1. Deed Tax \$11.00
2. Mig. Tax \$2.50
3. Recording Fee \$3.00
4. Indexing Fee \$1.00
5. No Tax Fee \$0.00
6. Certified Fee \$0.00
Total \$23.00

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

Gross Building Company, Inc.

Alvin Gross
Vice President

STATE OF ALABAMA
COUNTY OF JEFFERSON

92 MAR 19 AM 9:19

JUDGE OF PROBATE

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 4th day of March 19 92

Larry L. Halcomb

Notary Public