

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P.O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:
John B. & Wanda L. Smith
129 Maple Street
Maylene, Alabama 35114

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Forty-four Thousand Nine Hundred and No/100 (\$44,900.00) Dollars to the undersigned grantor, Gross Building Company, Inc., a corporation, in hand paid by John B. Smith, Jr. and Wanda L. Smith, the receipt whereof is hereby acknowledged, the said Gross Building Company, Inc., a corporation (referred to herein as "Grantor"), does by these presents, grant, bargain, sell and convey unto the said John B. Smith, Jr. and Wanda L. Smith (herein referred to as "Grantee"), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 37, Block 2, according to the survey of Norwick Forest, 3rd Sector, as recorded in Map Book 18, Page 15, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Building setback line and public utility easements as shown by recorded plat; (3) Restrictions, covenants and conditions as set out in instrument recorded in Map Book 18, Page 15, and to be recorded in Probate Office; (4) Easements to Alabama Water and Gas Board as shown by instrument recorded in Real 124, Page 355, in Probate Office.

\$38,165.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Inst # 1994-06171

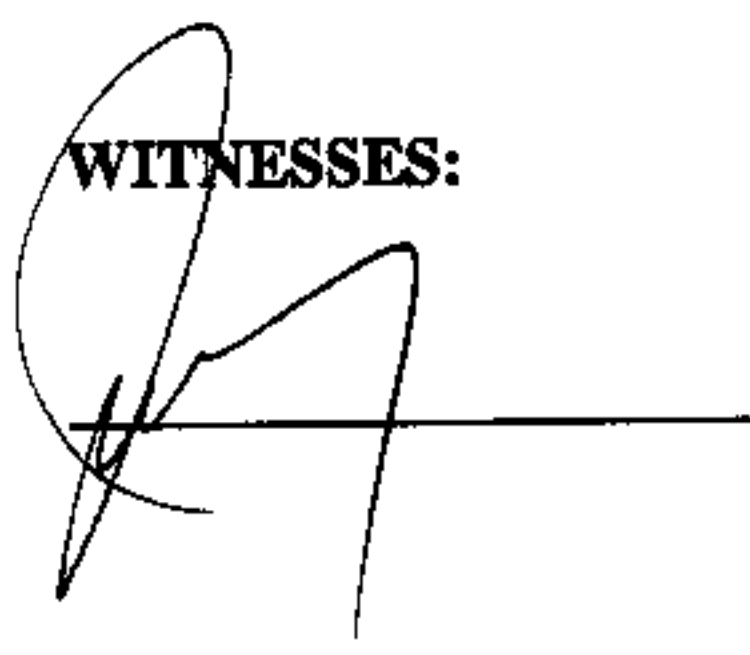
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SHELBY COUNTY JUDGE OF PROBATE
002 HCD 18.00

Inst # 1994-06171


And said Gross Building Company, Inc., a corporation, does for itself, its successors and assigns, covenant with said John B. Smith, Jr. and Wanda L. Smith, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; 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 undersigned has caused this instrument to be executed on this the 17th day of February, 1994.

WITNESSES:



GROSS BUILDING COMPANY, INC.

By: 
Alvin Gross
As its President

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Alvin Gross, 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 seal this 17th day of February, 1994.


Notary Public

My Commission Expires: 25 May 95