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Cahaba Title, Inc.

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1058

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

Send Tax Notice to:
(Name) Mr. Lawrence E. Tadrack
(Address) 113 Newgate Road
Alabaster, Alabama 35007

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 TWENTY-NINE THOUSAND NINE HUNDRED 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

LAWRENCE E. TADRICK, an unmarried man and MARY JOAN JOHNSON, an unmarried woman
(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 26, Block 3, 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:

Building setback line of 35 feet reserved from Newgate Road as shown by plat.

Public utility easements as shown by recorded plat, including a 10 foot easement on
the West side and a 15 foot easement on the North side.

Easement to Alabaster Water and Gas Board as shown by instrument recorded in Real
124 page 255 in Probate Office of Shelby County, Alabama.

Easement to Alabama Power Company as shown by instrument recorded in Real 157 page
664 in Probate Office of Shelby County, Alabama.

Easement to Alabama Power Company and South Central Bell as shown by instrument
recorded in Real 157 page 662 in Probate Office of Shelby County, Alabama.

Mineral and mining lease as set out in instrument recorded in Deed Book 337 page 885
in Probate Office of Shelby County, Alabama.

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

88 MAR 15 AM 8:45

Thomas A. Jones, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 130.00
2. Mfg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 133.50

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 it Vice President,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 11th day of March 19 88.

ATTEST

Secretary

GROSS BUILDING COMPANY, INC.

By

Vice - President, Alvin Gross

STATE OF ALABAMA
COUNTY OF SHELBY }

I, the undersigned a Notary Public is and for said County in said
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 is 11th day of

1/25/90

My Commission Expires

March

19 88.

Notary Public