

524

This instrument was prepared by:

(Name) Daniel M. Spitler, Attorney
(Address) 108 Chandalar Drive
Pelham, Alabama 35124

Send Tax Notice to:

(Name) Mr. R. J. E. Rushing
(Address) 1462 Caribbean Circle
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 SEVENTY-FOUR THOUSAND AND NO/100 (\$74,000.00) DOLLARS

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

R. J. E. RUSHING and wife, LILLIETH RUSHING

(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 10, Block 4, according to the Survey of Map of Southwind, Third Sector, as
recorded in Map Book 7 page 25 in the Probate Office of Shelby County, Alabama;
situated in Shelby County, Alabama.**SUBJECT TO:**Building setback line of 35 feet reserved from Caribbean Circle as shown by plat.
Public utility easements as shown by recorded plat, including 5 feet on the Rear.
Restrictions, covenants and conditions as set out in instrument recorded in Real 23,
page 535 in Probate Office of Shelby County, Alabama.Right of Way granted to Alabama Power Company by instrument recorded in Deed Book
309 page 375 in Probate Office of Shelby County, Alabama.Agreement with Alabama Power Company as to underground cables recorded in Misc. Book
24 page 439 and covenants pertaining thereto recorded in Misc. Book 24 page 434 in
Probate Office of Shelby County, Alabama.

Mineral and mining rights if not owned by Grantor.

BOOK 203 PAGE 494

1. Land Tax	74.00
2. Mig. Tax	
3. Recording Fee	2.50
4. Indexing Fee	1.00
TOTAL	77.50

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 contingent
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 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 GRANTEEES, 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 31st day of August 19 88..

ATTEST:

GROSS BUILDING COMPANY, INC.

By

Alvin Gross
Vice - President, Alvin Gross

Secretary

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILEDSTATE OF ALABAMA
COUNTY OF SHELBY

88 SEP -8 AM 10:19

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 act of said corporation,

Given under my hand and official seal, this is 31st day of August

19 88.

1/25/90

Commission Expires

Notary Public