

This form furnished by:

**Cahaba Title, Inc.**

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

Send Tax Notice to:  
(Name) Mr. Mark B. Hearn  
(Address) 100 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 THIRTY-FOUR THOUSAND NINE HUNDRED AND NO/100 (\$134,900.00) 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  
MARK B. HEARN and wife, SHERRY K. HEARN

(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 3, 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:**

Building setback line of 35 feet reserved from Norwick Forest Drive and Newgate Road as shown by plat.

Public utility easements as shown by recorded plat, including a 5 foot on the Northeasterly and Easterly sides of Lot.

Restrictions, covenants and conditions as set out in instrument recorded in Real 170 page 137 and Real 182 page 942 and Real 196 page 766 in Probate Office.

Easement to Alabaster Water & Gas Board as shown by instrument recorded in Real 124 page 255 in Probate Office.

Mineral and mining rights if not owned by Grantor.

Easement to Alabama Power Company as shown by instrument recorded in Real 157 page 664 and corrected in Real 179 page 21 in Probate Office.

Easement 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.

\$121,400.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

STATE OF ALA. SHELBY  
I CERTIFY THIS  
INSTRUMENT WAS FILED

89 JAN 19 AM 9:42

*John A. Smith, Jr.*  
JUDGE OF PROBATE

1. Deed Tax \$ 13.50

2. Mtg Tax 0.00

3. Recording Fee 2.50

4. Indexing Fee 1.00

TOTAL 17.00

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 29 day of December 19 88 .

ATTEST:

GROSS BUILDING COMPANY, INC.

By

*Alvin Gross*  
Vice- President , Alvin Gross

Secretary

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 29th day of December 19 88 .

1/25/90

My Commission Expires

*Donnell*  
Notary Public