

This instrument was prepared by

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



This Form furnished by:
Cahaba Title, Inc.
Highway 31 South at Valleydale Rd., P.O. Box 689
Pelham, Alabama 35124
Phone (205) 988-5600
Policy Issuing Agent for
SAFECO Title Insurance Company

Corporation Form Warranty Deed

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTEEN THOUSAND AND NO/100 (\$18,000.00)----- DOLLARS,
to the undersigned grantor, GROSS HOME BUILDERS COMPANY, INC. a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged,
the said GRANTOR does by these presents, grant, bargain, sell and convey unto
GROSS BUILDING COMPANY, INC.

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to wit:

Lot 3, 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 and Norwick Forest Drive
as shown by plat.

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

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

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 of Shelby County, Alabama.

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 of
Shelby County, Alabama.

Deed Tax \$ 1.80
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 2.50

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
89 FEB -1 PM 3:53
JUDGE OF PROBATE

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or
their heirs and assigns, that it 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 GRANTEE, his, her or their heirs, executors and assigns
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its
authorized to execute this conveyance, hereto set its signature and seal,

Vice - President, who is

this the 26th day of January, 19 89

ATTEST:

GROSS HOME BUILDERS COMPANY, INC.

Secretary

By Alvin Gross
Alvin Gross, Vice - 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 Vice - President of Gross Home Builders 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 26th day of January, 19 89

[Signature]
Notary Public