

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

Send Tax Notice to:
(Name) Mr. Charlie F. Chancellor
(Address) 474 Wallace Dr.
Shelby, Ala 35143

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA
SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINETEEN THOUSAND FIVE HUNDRED AND NO/100 (\$19,500.00) 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 presentes, grant, bargain, sell and convey unto

CHARLIE F. CHANCELLOR, a married man
(herein) referred to as GRANTEE, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to wit:

Lot 5, 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 7.5 foot on the rear 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 of Shelby County, Alabama.

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 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 667 and corrected in Real 179 page 21 in Probate Office of Shelby County, Alabama.

Mineral and mining rights if not owned by Grantor.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
89 FEB -6 AM 8:43
Thomas A. Shawcross, Jr.
JUDGE OF PROBATE

1. Dead Tax \$ 19.50
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 23.00

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 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 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,

President, who is

this the 2nd day of February, 19 89

ATTEST:

GROSS HOME BUILDERS COMPANY, INC.

By Alvin Gross
Alvin Gross, Vice - President

Secretary

STATE OF ALABAMA
SHELBY

County }

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 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 2nd day of February, 19 89

1/25/90

My Commission Expires:

**CENTRAL
BANK
OF THE SOUTH**

[Signature]
Notary Public