

1429

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

Send Tax Notice to:
(Name) Scottie Brock dba Brock Const. Co.
(Address) _____

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWENTY-ONE THOUSAND NINE HUNDRED AND NO/100 (\$21,900.00)-----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

SCOTTIE BROCK dba BROCK CONSTRUCTION COMPANY

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

Lot 4, 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 easement 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 662 and corrected in Real 179 page 21 in Probate Office of Shelby County, Alabama.

Mineral and mining rights if not owned by Grantor.

\$21,900 of the above recited consideration was paid from a mortgage loan closed simultaneously herewith.

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,

Vice - President, who is

this the 21st day of February, 19 89

ATTEST:

1. Deed Tax \$

2. Mtg. Tax

3. Recording Fee 250

4. Indexing Fee 100

TOTAL

Secretary

350

STATE OF ALABAMA

SHELBY

County

I, the undersigned

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 21st day of February, 19 89.

1/25/90

Commission Expires:

89 FEB 27 PM 2:51

a Notary Public in and for said County, in said State,

JUDGE OF PROBATE

Notary Public