

898

WARRANTY DEED, JOINT GRANTEEES WITH SURVIVORSHIP

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

THAT in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD, VALUABLE AND SUFFICIENT CONSIDERATION, to the undersigned grantor, GROSS HOME BUILDERS COMPANY, INC., in hand paid by GROSS BUILDING COMPANY, INC., the receipt whereof is acknowledged by us, we, the said GROSS HOME BUILDERS COMPANY, INC., do grant, bargain, sell and convey unto the said GROSS BUILDING COMPANY, INC., as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 14, 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.

Building setback line of 35 feet reserved from Newgate Circle 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; 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 are not insured.

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.

Purchaser hereby assumes and agrees to pay that certain existing mortgage in favor of Central Bank of the South, recorded in Real 146, page 579, said mortgage having a principal balance of \$17,000.00.

TO HAVE AND TO HOLD unto the said GROSS BUILDING COMPANY, INC., as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do for ourselves and for our successors and assigns, covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; that we have a good right to sell and convey the same as aforesaid; that we will and our successors and assigns shall warrant and defend the same to the said grantees, their heirs, and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal, this 1st day of March, 1989.

WITNESSES:

GROSS HOME BUILDERS COMPANY, INC.

Alvin Gross
By: Alvin Gross, President

FILE NO. 10610

Oscar Adams
Suite 729 Brown Mary Tower
2000 - 1st Ave. No.
72100 20002

Value =
139,900 - Pur. Price
17,000 - Mortgage
122,900

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STATE OF ALABAMA)

JEFFERSON COUNTY)

GENERAL ACKNOWLEDGMENT

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. 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 has, with full authority to act on behalf of said corporation, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of March, 1989.

Rita O. Durr

Notary Public

My Commission Expires 2-16-92

THIS INSTRUMENT PREPARED BY:

Oscar W. Adams, III, Esquire
Attorney at Law
Suite 729 Brown Marx Tower
Birmingham, Alabama 35203

PLEASE SEND TAX NOTICE TO:

Mr. and Mrs. Albert L. McCoy
213 Newgate Circle
Alabaster, Alabama 35007

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

89 MAR 14 AM 8:31

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

RECORDING FEES
Deed (ap) 123.00
Recording Fee \$ 5.00
Index Fee 1.00
TOTAL 129.00

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FILED: 033 MAR 14 1989