

This form furnished by:

**Cahaba, 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. W. Ray Downey  
(Address) 203 Newgate Circle  
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 FORTY-FIVE THOUSAND AND NO/100 (\$145,000.00) 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

W. RAY DOWNEY and wife, PEGGY S. DOWNEY

(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 9, 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 Circle as shown by plat.

Public utility easements as shown by recorded plat, including a 7.5 foot on the rear  
and a 5 foot on the Northeasterly side of lot.

Restrictions, covenants and conditions as set out in instrument recorded in Real 170  
page 137 and amended in 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.

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.

Easement to Alabama Power Company and South Central Bell as shown by instrument  
recorded in Real 224 page 583 in Probate Office of Shelby County, Alabama.

\$100,000.00 of the purchase price recited above was paid from a mortgage loan closed  
simultaneously herewith.

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, Alvin Gross  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 24th day of April 19 89..

ATTEST:

1. Book Tax \$ 45.00

2. Mfg. Tax

3. Recording Fee 2.50

4. Indexing Fee 2.00

TOTAL 49.50

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

GROSS BUILDING COMPANY, INC.

By Alvin Gross  
Vice-President, Alvin Gross

89 MAY 10 AM 10:44

STATE OF ALABAMA  
COUNTY OF SHELBY

JUDGE OF PROBATE

I, the undersigned  
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,

a Notary Public is and for said County in said

Given under my hand and official seal, this is 24th day of

1/25/90

My Commission Expires

Alvin Gross  
Notary Public

19 89