

# Cahaba Title, Inc.

**Eastern Office**  
**(205) 833-1571**

**Riverchase Office**  
**(205) 988-5600**

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

**Send Tax Notice to:**  
**(Name)** Mr. and Mrs. John R. Jecen  
**(Address)** 936 Independence Drive  
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 **NINETY-NINE THOUSAND NINE HUNDRED AND NO/100 (\$99,900.00) 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

JOHN R. JECEN and wife, FRANCES M. JECEN

(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 99, according to the 'Survey of Navajo Hills, Ninth Sector, as recorded in Map Book 10 page 84 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

**SUBJECT TO:**

SUBJECT 10:  
Building setback line of 35 feet reserved from Independence Drive 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 113 page 906 in Probate Office of Shelby County, Alabama.

Easement to Alabama Power Company and South Central Bell as shown by instrument recorded in Real 133 page 540 and corrected in Real 181 page 663 in Probate Office of Shelby County, Alabama.

Mineral and mining rights if not owned by Grantor.

\$98,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

1. Deed Tax \$ 1.50

## 2. Mtg. Tax

3. Recording Fee 2.50

4. Indexing Fee 2.00

TOTAL 6.00

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 9th day of June 19 89 .

ATTEST

**GROSS BUILDING COMPANY, INC.**

**By**

Vice - President, Alvin Gross

**Secretary**

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

89 JUN 14 AM 9:12

JUDGE OF PROBATE

a Notary Public is and for said County in said

I, the undersigned JUDGE OF PROBATE  
State, hereby certify that a N  
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, acknowledge  
informed of the contents of the conveyance, he, as such officer and with full authority  
as the act of said corporation,

Given under my hand and official seal, this is 9th day of June

19 89

1/25/90

### My Commission Expires

**Notary Public**