

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. J. Mark Davis  
 (Address) 211 Norwick Forest Drive  
Alabaster, Alabama 35007

1498

**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-NINE THOUSAND NINE HUNDRED AND NO/100 (\$149,900.00) DOLLAR**

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

**J. MARK DAVIS and wife, NANCY L. DAVIS**

(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 10, Block 1, 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 Norwick Forest Drive as shown by  
 plat.

Public utility easements as shown by recorded plat, including a 5 foot on the West  
 side and a 5 foot on the East and a 10 foot easement on the rear 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 667 and corrected in Real 179 page 21 in Probate Office of  
 Shelby County, Alabama.

\$134,900.00 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,  
 who is authorized to execute this conveyance, has hereto set its signature and seal, this the 4th day of August 19 89 .

**ATTEST:**

**GROSS BUILDING COMPANY, INC.**

STATE OF ALA. SHELBY CO.  
 Secretary

By Alvin Gross  
 Vice-President, Alvin Gross

I CERTIFY THIS  
 INSTRUMENT WAS FILED

1. Deed Tax \$ 12.00

2 Mtg. Tax

3. Recording Fee 2.50

Indexing Fee 1.00

TOTAL 27.50

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

89 AUG 31 PM 2:28  
Alvin Gross  
 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,

Given under my hand and official seal, this is 4th day of August 19 89 .