

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 C. Draper, Jr.
(Address) 213 Norwick Forest Drive
Alabaster, Alabama 35007

1483

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 SIXTY-ONE THOUSAND FIVE HUNDRED AND NO/100 (\$161,500.00) 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 C. DRAPER, JR. and wife, CHARLOTTE M. DRAPER

(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 11, Block 1, according to the survey of Norwick Forest, Second Sector, as
recorded in Map Book 13 page 23 A & B, 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 10 foot on the
Easterly side and a 10 foot on the Rear of lot.

Restrictions, covenants and conditions as set out in instrument recorded in Real 228
page 563 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.

Easement to Alabaster Water & 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.

\$129,200.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

BOOK 254 PAGE 129

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 its Vice President, Alvin Gross
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 9th day of August 19 89 .

ATTEST:

1. Doc. Fee 32.50

2. Mtg. Tax

3. Recording Fee 2.50

Secretary Indexing Fee 3.00

TOTAL 39.00

GROSS BUILDING COMPANY, INC.

By

Vice - President, Alvin Gross

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

STATE OF ALABAMA

COUNTY OF SHELBY

89 AUG 31 PM 1:57

I, the undersigned Thomas A. Snowden, Jr. a Notary Public is and for said County in said
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 9th day of August

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