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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. and Mrs. William E. Baldwin, Jr.  
(Address) 1105 Colonial 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 ONE HUNDRED NINE THOUSAND NINE HUNDRED AND NO/100 (\$109,900.00) 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

**WILLIAM E. BALDWIN, JR. and wife, SUSAN C. BALDWIN**

(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 28, 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:**

Building setback line of 35 feet reserved from Colonial Drive as shown by plat.  
Public utility easements as shown by recorded plat, including a 15 foot easement  
through center of lot and a 15 foot easement on the Northerly side 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.

\$104,400.00 of the purchase price recited above was paid from a mortgage loan closed  
simultaneously herewith.

1. Deed Tax -----	\$ <u>5.50</u>
2. Mtg. Tax -----	\$ -----
3. Recording Fee -----	\$ <u>2.00</u>
4. Indexing Fee -----	\$ <u>3.00</u>
5. No Tax Fee -----	\$ -----
6. Certified Stamp Fee --	\$ <u>1.00</u>
Total -----	\$ <u>12.00</u>

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

89 SEP -1 AM 11:49

*Thomas A. Swann, Jr.*  
JUDGE OF PROBATE

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 29th day of August 19 89

ATTEST:

GROSS BUILDING COMPANY, INC.

By *Alvin Gross*  
Vice - President, Alvin Gross

Secretary

STATE OF ALABAMA

COUNTY OF SHELBY }

I, the undersigned 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 29th day of August 19 89