

This form furnished by: **Cahaba Title, 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. and Mrs. Mark D. Drackett
(Address) 1101 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 NINETEEN THOUSAND NINE HUNDRED AND NO/100 (\$119,900.00) 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

MARK D. DRACKETT and wife, BARBARA A. DRACKETT

(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 27, according to the survey of Navajo Hills, 9th 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 Court and Colonial Drive as
shown by recorded plat.

Public utility easements as shown by recorded plat, including 10 feet through center
of lot; 15 feet on East side of subject property.

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.

\$95,900.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

1. Deed Tax -----	\$ 24.00
2. Mig. Tax -----	\$
3. Recording Fee -----	\$ 2.50
4. Notary Fee -----	\$ 3.00
5. Title Fee -----	\$
6. Printed Stamp Fee --	\$ 1.00
Total -----	\$ 30.50

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 2nd day of October, 1989

ATTEST

GROSS BUILDING COMPANY, INC.

Secretary

By

Vice - President, Alvin Gross

STATE OF ALABAMA
COUNTY OF SHELBY

89 OCT -6 AM 8:21

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 2nd day of October

1989

1/25/90