

This form furnished by: **Cahaba Title, Inc.**

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

4152
Send Tax Notice to:
(Name) Ms. Charlotte Genevieve Jones
(Address) 127 Newgate Road
Alabaster, Alabama 35007

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FORTY-THREE THOUSAND NINE HUNDRED AND NO/100 ----- **DOLLARS**
to the undersigned grantor, GROSS BUILDING COMPANY, INC. a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto
CHARLOTTE GENEVIEVE JONES, an unmarried woman

(herein) referred to as GRANTEE, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to wit:

Lot 33, Block 3, 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 Newgate Road as shown by plat.
Public utility easements as shown by recorded plat, including 5 feet on North side.
Restrictions, covenants and conditions as set out in instrument recorded in Real 228 page 563 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.
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.

BOOK 262 PAGE 713

1. Deed Tax -----	\$ <u>144.00</u>
2. Mfg. Tax -----	\$ <u>3.50</u>
3. Recording Fee -----	<u>3.00</u>
4. -----	
5. -----	<u>1.00</u>
6. -----	
Total -----	\$ <u>150.50</u>

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her, or their heirs and assigns, that it 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 GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its
authorized to execute this conveyance, hereto set its signature and seal,

President, who is

this the 19th day of October, 19 89

ATTEST:

GROSS BUILDING COMPANY, INC.

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

By John Shoemaker
John Shoemaker, President

STATE OF ALABAMA
SHELBY

89 OCT 23 AM 11:12

I, John Shoemaker
the undersigned
JUDGE OF PROBATE

a Notary Public in and for said County, in said State,

hereby certify that John Shoemaker

whose name as 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 the 19th day of October, 19 89

1/25/90

My Commission Expires:

John Shoemaker
Notary Public