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This instrument was prepared by:  
Daniel M. Spiller  
108 Chandalor Drive  
Pelham, Alabama 35124

Send Tax Notice to:  
John T. Keating  
409 Norwick Circle  
Alabaster, Alabama 35007

**CORPORATE FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY )

That in consideration of One Hundred Fifty-Two Thousand Eight Hundred Fifty and 00/100'S \*\*\* (\$152,850.00) 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 whereof is acknowledged, the undersigned said grantor does by these presents grant, bargain, sell and convey unto John T. Keating, husband, and Judith B. Keating, his wife (herein referred to as grantee), 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 21, Block 4, 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 all easements and restrictions of record. Subject to mineral and mining rights if not owned by Grantor.

\$90,000.00 of the above recited purchase price 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 for each 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 successors 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; that it will, and its successors and assigns shall warrant and defend the same to the said grantee, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Vice President who is authorized to execute this conveyance, has hereto set its signature and seal this 11th day of June, 1990.

Gross Building Company, Inc., a corporation

BY: Alvin Gross (Seal)  
Alvin Gross, Vice President

STATE OF ALABAMA )

SHELBY COUNTY )

I, the undersigned, a Notary Public in 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, acknowledge 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 11th day of June, 1990.

NOTARY PUBLIC:

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

90 JUN 12 AM 10:31

JUDGE OF PROBATE

1. Deed Tax	\$ 63.00
2. Int. Tax	\$ 3.00
3. Notary Fee	\$ 3.00
4. L. & C. Fee	\$ 1.00
5. V. & A. Fee	\$ 1.00
6. Certified Fee	\$ 1.00
Total	\$ 67.50