

This instrument was prepared by

(Name) Larry L. Halcomb
3512 Old Montgomery Highway
(Address) Homewood, Alabama 35209

Send Tax Notice To:
Ronald D. Steen
210 Newgate Circle
Alabaster, Alabama 35007

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred thirty five thousand & No/100 (135,000.00)

to the undersigned grantor, Gross Building Company, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

Ronald D. Steen & Rebecca B. Steen

(herein referred to as GRANTEEES) 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 15, Block 3, according to the Survey of Norwick Forest, First Sector, as recorded
in Map Book 11 page 63 in the Probate Office of Shelby County, Alabama; being situated
in Shelby County, Alabama.

Subject to taxes for 1990.

Subject to building setback line of 35 feet reserved from Newgate Circle as shown by plat.
Subject to public utility easements as shown by recorded plat, including a 7.5 foot easement
on the Westerly side at rear of lot.

Subject to restrictions, covenants and conditions as set out in instrument recorded in
Real 170 page 137; amended in Real 182 page 942 and Real 196 page 766 in Probate Office.

Subject to easement to Alabaster Water & Gas Board as shown by instrument recorded in Real
124 page 255; Real 157 page 664 and corrected in Real 179 page 21 in Probate Office.

Subject to easement to Alabama Power Company and South Central Bell as shown by instrument
recorded in Real 157 page 662 and corrected in Real 179 page 21 in Probate Office.

Subject to easement to Alabama Power Company and South Central Bell as shown by instrument
recorded in Real 224 page 583 in Probate Office.

The grantor(s) do not warrant title to minerals and mining rights.

1.	40.00
2.	2.50
3.	3.00
4.	1.00
5.	1.00
Total	47.50

\$95,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed
simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEEES 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 con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEEES, their heirs and assigns, that it lawfully seized in fee simple of said premises, that they are free from all encum-
brances,

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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Alvin Gross
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 13th day of September, 1990

ATTEST:

Gross Building Company, Inc.

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

STATE OF ALABAMA
COUNTY OF JEFFERSON

90 SEP 18 AM 8:41

I, Larry L. Halcomb, a Notary Public in and for said County in said
State, hereby certify that Alvin Gross, President of Gross Building Company, Inc.
whose name as 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 13th day of September 1990

Larry L. Halcomb

Notary Public