

This instrument was prepared by

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

Send Tax Notice To:

Max A. Pye, Jr.  
304 Newgate Court  
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 fifty four thousand five hundred & No/100 (154,500.00)

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

Max A. Pye, Jr. & Adrienne B. Pye

(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 22, 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 taxes for 1991.

Subject to building setback line of 35 feet reserved from Newgate Court as shown by plat.

Subject to public utility easements as shown by recorded plat, including a 7.5 foot easement  
on the rear and Westerly sides of lot.

Subject to restrictions, covenants and conditions as set out in instrument recorded in  
Real 228 page 563 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.

Subject to easement to Alabaster Water & Gas Board as shown by instrument recorded in  
Real 124 page 255 in Probate Office.

The grantor does not warrant title to minerals and mining rights.

1. Deed Tax	15.50
2. Map Tax	2.80
3. Indexing Fee	2.80
4. No Tax Fee	1.00
5. Certified Fee	1.00
Total	22.00

\$139,050.00 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 is 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 28th day of December 1990

ATTEST:

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

Gross Building Company, Inc.

By

Alvin Gross  
President

STATE OF ALABAMA  
COUNTY OF JEFFERSON

91 JAN -3 AM 10:09

Thomas A. J. J. J.  
JUDGE OF PROBATE

I, Larry L. Halcomb,  
State, hereby certify that Alvin Gross  
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,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 28th day of

December

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Larry L. Halcomb

Notary Public