

Send tax notice to: G. Paul Kern  
126 Newgate Road  
Alabaster, Alabama 35007

This instrument was prepared by

(Name) Larry L. Halcomb, Atty. at Law

(Address) 3512 Old Montgomery Hwy., B'ham, AL 35209

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 Sixty Four Thousand and no/100 (\$164,000.00)

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

G. Paul Kern & Marian R. Kern

(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 12, Block 2, 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 Road as shown by plat.

Subject to Public utility easements as shown by recorded plat, including a 20 foot easement on the Easterly rear side 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.

\$90,000.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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

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JUDGE OF PROBATE

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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 contingent 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 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 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 14th day of March 19 91

ATTEST:

Gross Building Company, Inc.

*Alvin Gross*  
President

STATE OF ALABAMA  
COUNTY OF JEFFERSON

1. Deed Tax	\$74.00
2. Recording Fee	\$2.00
3. Indexing Fee	\$2.00
4. No Tax Fee	\$1.00
5. Certified Fee	\$1.00
Total	\$82.00

a Notary Public in and for said County in said

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,

Given under my hand and official seal, this the 14th day of March 19 91

*Larry L. Halcomb*  
Notary Public