

Send tax notice to: Bill L. Burns
306 Newgate Circle
Alabaster, Alabama 35007

This instrument was prepared by

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

(Address) 3512 Old Montgomery Highway, Birmingham, Alabama 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 Forty Seven Thousand and no/100 (\$147,000.00)

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

Bill L. Burns & Oletha B. Burns

(herein referred to as GRANTEES) 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 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 10 foot easement on the Southwesterly side and a 7.5 foot easement on the Westerly, Northerly rear and Easterly sides of lot.

Subject to restrictions, covenants and conditions as set out in instrument(s) recorded in Real 228, page 563 in Probate Office.

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

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

\$135,200.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

1	Final Tax	12.00
2		2.50
3		3.00
4		1.00
5		
6		
Total		18.50

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 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 GRANTEES, 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 GRANTEES, 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 31st day of May 1991

Gross Building Company, Inc.

ATTEST:

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

By

Alvin Gross
President

91 JUN 10 AM 11:29

STATE OF ALABAMA
COUNTY OF JEFFERSON

JUDGE OF PROBATE

I, **Larry L. Halcomb**

a Notary Public in and for said County in said

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 31st day of

May

19 91

Larry L. Halcomb
Notary Public

My Commission Expires January 23, 1994