

This instrument was prepared by

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

Send Tax Notice To:

James O. Miller
116 Newgate Road
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 forty five thousand and No/100 (145,000.00)

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

James O. Miller & Mary L. Miller

(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 7, 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 5 foot
easement on the Southerly side and a 20 foot easement on the rear 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 Alabaster Water Works and Sewer Board as shown by instrument
recorded in Real 124 page 255 in Probate Office.

\$116,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed
simultaneously herewith.

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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 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 3rd day of June 19 91

ATTEST:

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

91 JUN 11 PM 12:27

JUDGE OF PROBATE

STATE OF ALABAMA
COUNTY OF JEFFERSON

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 3rd day of June 19 91

Larry L. Halcomb

Notary Public