

This instrument was prepared by

Send Tax Notice To: Stacey J. Norman  
name  
108 Meadow Croft Circle  
Birmingham, Alabama 35242  
address

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

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Five Thousand and No/100 (105,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Sabrina Mullins Gross and husband, Gary M. Gross

(herein referred to as grantors) do grant, bargain, sell and convey unto

Stacey J. Norman and Peter D. Norman, Sr.

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in \_\_\_\_\_

SHELBY County, Alabama to-wit:

The Southerwesterly 20.45 feet of Lot 8 and the Northeasterly 0.55' of Lot 9, according to the Survey of Meadow Brook Townhomes, as recorded in Map Book 10, page 2 in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1993.

Subject to items on attached Exhibit "A".

Sabrina Mullins Gross is one and the same person as Sabrina Mullins, grantee in Real 390, page 66.

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SHELBY COUNTY JUDGE OF PROBATE  
002 NJS 13.00

\$ 103,257.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, WE have hereunto set OUR hand(s) and seal(s), this 1st  
day of October, 19 93.

WITNESS:

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Sabrina Mullins Gross (Seal)  
Sabrina Mullins Gross  
Gary M. Gross (Seal)  
Gary M. Gross (Seal)

STATE OF ALABAMA

General Acknowledgment

JEFFERSON COUNTY

I, The Undersigned, a Notary Public in and for said County, in said State, hereby certify that Sabrina Mullins Gross & husband, Gary M. Gross whose name S are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of October A. D., 19 93

My Commission Expires  
7-24-95

Carolyn M. Williamson  
Carolyn M. Williamson  
Notary Public.

EXHIBIT "A"

20 foot Easement on rear as shown by recorded Map.

Restrictions appearing of record in Real 81, page 323; Real 81, page 355 and Real 362, page 930, Real 23, page 621 and Real 30, page 905 in the Probate Office of Shelby County, Alabama.

Agreement with Alabama Power Company recorded in Real 89, page 976, in the Probate Office of Shelby County, Alabama.

Restrictions regarding Alabama Power Company recorded in real 89, page 979 and Real 105, page 844, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights and rights incident thereto recorded in Volume 32, page 306 and Volume 40, page 265, in the Probate Office of Shelby County, Alabama.

Right of Way granted to Alabama Power Company by instrument recorded in Real 75, page 649, in the Probate Office of Shelby County, Alabama.

Sanitary sewer easement as recorded in Real 58, page 365, in the Probate Office of Shelby County, Alabama.

Agreement with Alabama Power Company recorded in Real 105, page 844, in the Probate Office of Shelby County, Alabama.

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