

This instrument was prepared by

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

Send Tax Notice To:
Patrick H. Jeffery, Jr.
226 Norwick Forest Drive
Alabaster, Alabama 35007

Corporation Form Warranty Deed - 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 seventy one thousand & No/100 (171,000.00) DOLLARS,
to the undersigned grantor, Gross Building Company, Inc. a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged,
the said GRANTOR does by these presents, grant, bargain, sell and convey unto
Patrick H. Jeffery, Jr.

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to wit:

Lot 46, 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 1994.

Subject to building setback line of 35 feet reserved from Norwick Forest Drive as shown
by plat.

Subject to public utility easements as shown by recorded plat, including easements of 10
feet on the Northeasterly side and 7.5 feet 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 and Real 124 page 255 in Probate Office.

11/10/1993-35669
02:55 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOJ KCD 59.50

\$ 120,000.00 of the purchase price was paid from the proceeds of a mortgage loan
closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or
their heirs and assigns, that it 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 GRANTEE, his, her or their heirs, executors and assigns
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its
authorized to execute this conveyance, hereto set its signature and seal,

Vice President, who is

this the 3rd day of November, 19 93

ATTEST:

Gross Building Company, Inc.

Secretary

By

Alvin Gross

Vice President

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, Larry L. Halcomb,

a Notary Public in and for said County, in said State,

hereby certify that Alvin Gross

whose name as Vice 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 November, 19 93