

This instrument was prepared by

Send Tax Notice To: David H. Sprouse

(Name) Larry L. Halcomb

name

Lot 36, Blk. 2 Nor. For. 3rd Sec
address

(Address) 3512 Old Montgomery Highway, Birmingham, AL 35209 Alabaster, AL 35007
CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FORTY FOUR THOUSAND NINE HUNDRED AND NO/100-----
-----DOLLARS (\$44,900.00)
to the undersigned grantor, Gross Building Company, Inc.

(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 David H. Sprouse and wife, Sherri J. Sprouse a corporation,

(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, AL to-wit:

Lot 36, Block 2, according to the survey of Norwick Forest, 3rd Sector, as recorded in Map Book 18 page 15 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to taxes for 1994

Subject to restrictions, easements, and building setback line of 35 feet of record.

No construction shall commence on subject property until the plans and specifications shall be approved by Gross Building Company, Inc.

\$ 33,300.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1994-08308

03/15/1994-08308
10:32 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 20.50

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 Vice President, Alvin Gross who is authorized to execute this conveyance, has hereto set its signature and seal, this the 10th day of March 1994
Gross Building Company, Inc.

ATTEST:

By Alvin Gross
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 10th day of March 1994

Larry L. Halcomb
Notary Public

My Commission Expires:
January 23, 1996

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