

This instrument was prepared by

(Name) Townes, Woods & Roberts P.C.

(Address) P.O. Box 96, Gardendale, AL 35071

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty-One Thousand Four Hundred and No/100--(\$31,400.00)-----Dollars

to the undersigned grantor, Gross Home Builders 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

Timothy C. Powers and wife, Marcia L. Powers

(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.

Lot 12, Block 4, 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 easements and restrictions of record and subject to current taxes, a  
lien but not yet payable.

\$31,400.00 of the above recited purchase price was paid from the proceeds of  
a mortgage loan closed simultaneously herewith, said mortgage being in the  
amount of \$125,000.00.

Inst # 1994-13204

04/22/1994-13204  
11:06 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 9.50

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 con-  
tingent 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 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its VicePresident, Alvin Gross  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 8th day of April 19 94

ATTEST:

GROSS HOME BUILDERS COMPANY, INC.

By *Alvin Gross* President

XXXXXXX

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned a Notary Public in and for said County in said  
State, hereby certify that Alvin Gross  
whose name as Vice President of Gross Home Builders 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 8th day of April 19 94

*[Signature]*  
Notary Public