

This instrument was prepared by

Send Tax Notice To: Tommy E. Dawson

(Name) Larry L. Halcomb

name

247 Norwick Forest Drive

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 TWO HUNDRED NINE THOUSAND FIVE HUNDRED AND NO/100-----  
-----DOLLARS (\$209,500.00)

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 Tommy E. Dawson and wife, Linda M. Dawson

(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:

See Legal Description on attached Exhibit "A".

Minerals and mining rights excepted.

Subject to taxes for 1995.

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

\$ 112,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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04/04/1995-08544  
11:08 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 108.50

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 30th day of March 1995

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 30th day of March 1995

Larry L. Halcomb

Notary Public

My Commission Expires:  
January 23, 1996

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EXHIBIT "A"

Lot 16, 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.

Less and except the following:

A portion of Lot 16, Block 4, according to the survey of Norwick Forest, Second Sector, as recorded in Map Book 13 page 23 A & B, in the Office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of the aforesaid Lot 16, Block 4, and run in a Northwesterly direction along the Southwesterly line of said Lot 16, Block 4, for a distance of 161.10 feet to the Northwest corner thereof; thence 96 deg. 12 min. to the right in a Northeasterly direction along the Northerly line of said Lot 16, Block 4, for a distance of 5.03 feet to a point; thence 83 deg. 48 min. to the right and run in a Southeasterly direction and parallel to the Southwest line of said Lot 16, Block 4, to a point on the Northerly line of Norwick Forest Drive; thence run in a Southwesterly direction and along said Northerly line of Norwick Forest Drive for a distance of 5.01 feet to the point of beginning; being situated in Shelby County, Alabama.

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