

This instrument was prepared by

Send Tax Notice To: James F. West

(Name) Larry L. Halcomb

name

300 Norwick Lane

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 ONE HUNDRED SEVENTY NINE THOUSAND AND NO/100-----
-----DOLLARS (\$179,000.00)

to the undersigned grantor, Gross Building Co., 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 James F. West and wife, Anita H. West 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:

See legal description on attached Exhibit A.

Mineral and mining rights excepted.

Subject to taxes for 1995.

Subject to restrictions, building line, easements, and transmission line permit of record.

Subject to rights of others to use easement as set out in Inst. No. 1993-21011 in Probate Office.

\$ 161,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1995-14539

06/05/1995-14539
09:45 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 29.00

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 31st day of May 1995
Gross Building Co., 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 Co., 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 31st day of

May

1995

Larry L. Halcomb

Notary Public

My Commission Expires:
January 23, 1998

EXHIBIT A

Lot 2, Block 4, according to survey of Norwick Forest, Second Sector, as recorded in Map Book 13 Page 23 in the Probate Office of Shelby County; being situated in Shelby County, Alabama. Subject to an easement more particularly described in Instrument No. 1993-21011 and described therein as follow: Begin at the most southerly corner of said Lot 2, thence in a northwesterly direction along the southwesterly line of said Lot 2, a distance of 113.63 feet to the most westerly corner of said Lot 2; thence 89 deg. 37 min. 26 sec. right, in a northeasterly direction along the northwesterly line of said Lot 2, a distance of 37.33 feet; thence 95 deg. 40 min. 02 sec. right in a southeasterly direction a distance of 121.00 feet to a point in the northerly line of Norwick Lane, said point also being on a curve having a radius of 271.20 feet; thence 96 deg. 00 min. 46 sec. right to tangent of said curve, in a southwesterly direction along said curve to the right, a distance of 27.00 feet to the point of beginning; being situated in Shelby County, Alabama.

Inst # 1995-14539

06/05/1995-14539
09:45 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 29.00