

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

WILLIAM D. CURRIE
100 ABBY CIRCLE
ALABASTER, AL 35007

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED NINETY NINE THOUSAND NINE HUNDRED and 00/100 (\$199,900.00) DOLLARS to the undersigned grantor, GROSS BUILDING COMPANY, INC. 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 WILLIAM D. CURRIE and DOVER M. CURRIE, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 27, BLOCK 2, ACCORDING TO THE SURVEY OF NORWICK FOREST, THIRD SECTOR, FIRST PHASE, AS RECORDED IN MAP BOOK 18 PAGE 15 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1995 which constitutes a lien but are not yet due and payable until October 1, 1996.
2. Building setback line of 35 feet reserved from Kingsley Road and Abbey Circle as shown by plat.
3. Public easements as shown by recorded plat, including a 5 foot along the Northerly and Easterly side of lot.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Inst. #1994-3062 and Map Book 18 page 15 in Probate Office.
5. Easement(s) to Alabaster Water & Gas Board as shown by instrument recorded in Real 124 page 355 in Probate Office.

\$160,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted

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above; 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, GROSS BUILDING COMPANY, INC., AN ALABAMA CORPORATION, by its VICE PRESIDENT, ALVIN GROSS who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 27th day of December, 1995.

GROSS BUILDING COMPANY, INC.

By: *Alvin Gross*
ALVIN GROSS, VICE PRESIDENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

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 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 27th day of December, 1995.

[Signature]
Notary Public

My commission expires: 7/16/98

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