

This instrument was prepared by

Send Tax Notice To: Anna O. Connor

(Name) Larry L. Halcomb

name
109 Kingsley Road
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 NINETY ONE THOUSAND AND NO/100.....
.....DOLLARS (\$191,000.00)

to the undersigned grantor, Gross Building 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 Anna O. Connor and husband, Austin N. Connor

(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 30, Block 4, 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; being situated in Shelby County, Alabama.

Subject to taxes for 1997.

Subject to restrictions, covenants and conditions, restrictions, limitations, and conditions, 35 foot building line, public easements, and easement to Alabaster Gas & Water Board, of record.

\$ 170,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Grantor makes no warranty of title as to minerals and mining rights.

Inst # 1997-14098

05/06/1997-14098
12:44 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 MCD 29.50

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 1st day of May 1997

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 1st day of May 1997

Larry L. Halcomb

Notary Public

My Commission Expires
January 23, 1998

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