

This instrument was prepared by

Send Tax Notice To: James N. Carroll

(Name) Larry L. Halcomb

name

Vacant Land

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 TWENTY FIVE THOUSAND AND NO/100-----  
-----DOLLARS (\$225,000.00)

to the undersigned grantor, Almor 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 James N. Carroll and wife, Betty L. Carroll

(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".

Subject to taxes for 1997.

Subject to items on attached Exhibit "B".

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

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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 President, Alvin Gross who is authorized to execute this conveyance, has hereto set its signature and seal, this the 11th day of August 1997  
Almor Corporation

ATTEST:

By Alvin Gross  
Alvin Gross, 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 President of Almor Corporation 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 11th day of August 1997

Larry L. Halcomb  
My Commission Expires  
January 23, 1998

Notary Public

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EXHIBIT "A"

PARCEL I:

Lots 32 and 41, 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.

PARCEL II:

A parcel of land located in the NE 1/4 of NW 1/4 of section 3, Township 21 South, Range 3 West and the South 1/2 of the SE 1/4 of SW 1/4 of Section 34, Township 20 South, Range 3 West, more particularly described as follows: Begin at the SE corner of said South 1/2 of the SE 1/4 of SW 1/4 of Section 34, Township 20 South, Range 3 West; thence in a Northerly direction along the Easterly line of said South 1/2, a distance of 663.95 feet; thence 88 deg. 26 min. 36 sec. left in a Westerly direction along the North line of said South 1/2 a distance of 951.80 feet to the Northeast corner of Lot 58, Block 2, of Norwick Forest, 3rd Sector, 1st Phase, as recorded in Map Book 18 page 15 in the Office of the Judge of Probate of Shelby County, Alabama; thence 90 deg. left in a Southerly direction along the projection of the Easterly line of said Lot 58, a distance of 210.00 feet; said point being on the South right of way line of Kingsley Court; thence 90 deg. right in a Westerly direction along said South right of way line, a distance of 13.93 feet to the Northeast corner of Lot 42, Block 2 of said Norwick Forest; thence 91 deg. 44 min. 50 sec. left in a Southerly direction along a projection of the Easterly line of said Lot 42 a distance of 639.50 feet to the most Northeasterly corner of Lot 36, Block 2, of said Norwick Forest; thence 83 deg. 08 min. 24 sec. left in a Southeasterly direction along the projection of the North line of said Lot 36, a distance of 364.46 feet to the most Northeasterly corner of Lot 26, Block 2 of said Norwick Forest; thence 17 deg. 15 min. 50 sec. right in a Southeasterly direction along a projection of the most Northerly line of said Lot 26, a distance of 127.04 feet to the most Northwesterly corner of Lot 24, Block 2 of said Norwick Forest; thence 11 deg. 17 min. 33 sec. left in a Southeasterly direction along a projection of the most Northerly line of said Lot 24, a distance of 155.74 feet to the most Northwesterly corner of Lot 23, Block 2 of said Norwick Forest; thence 13 deg. 01 min. 02 sec. left in an Easterly direction along a projection of the Northerly line of said Lot 23, a distance of 130.00 feet to a point on the Westerly right of way line of Newgate Road; thence 90 deg. left in a Northerly direction along said Westerly right of way line, a distance of 10.00 feet; thence 90 deg. right in an Easterly direction a distance of 210.00 feet to a point on the Easterly line of said NE 1/4 of NW 1/4 of Section 3, Township 21 South, Range 3 West; thence 90 deg. left in a Northerly direction along said Easterly line a distance of 274.97 feet to the point of beginning; being situated in Shelby County, Alabama.

EXHIBIT "B"

Building setback lines and Easements as shown by recorded plat.

Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 170 page 137; Real 182 page 942; Real 196 page 766; Real 228 page 563 and Inst. #1994-3062 in Probate Office.

Easement(s) to Alabaster Gas & Water Board as shown by instrument recorded in Real 124 page 255 in Probate Office.

Easement(s) to Alabama Power Company as shown by instruments recorded in Real 157 page 664 and corrected in Real 179 page 21 in Probate Office.

Easement(s) to Alabama Power Company and South Central Bell as shown by instruments recorded in Real 157 page 662 and corrected in Real 179 page 21, and recorded in Real 224 page 583 in Probate Office.

Restrictions, limitations and conditions as set out in Map Book 11 page 63; Map Book 13 page 23 and Map Book 18 page 15.

Easement(s) to Alabama Power Company as shown by instrument recorded in Real 157 page 664 and corrected in Real 179 page 21 in Probate Office.

Easement(s) to Alabaster Water & Gas Board as shown by instrument recorded in Real 124 page 255 in Probate Office.

Easement(s) to Alabama Power Company as shown by instrument recorded in Real 157 page 662 and corrected in Real 179 page 21, and recorded in Real 224 page 583 in Probate Office.

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