

SEND TAX NOTICE TO:
Mr. Steven Gross
P.O. Box 360626
Birmingham, Alabama 35236

105-17694

05/13/1998-17634
03:58 PM CERTIFIED
SHELBY COUNTY BOARD OF PROBATE
JAN 20 1998
4:50

under the Contract. Grantee hereby affirms all matters set forth in the Contract, including the option. Notwithstanding the foregoing, all rights and obligations under the Contract, including the option, shall have expired on or before November 25, 1995, and shall thereafter be void.

7. Public utility easements, including ten feet along rear of lot, and a 50 foot building set back line from Southwinds Circle as shown by recorded plat.
8. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 104, Page 213 in the Probate Office.
9. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights as conveyed in Deed Book 259, Page 635 in the Probate Office.
10. Covenant releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known surface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instrument recorded in Real 257, Page 3, and Real 293, at Page 770 in the Probate Office.
11. Agreement with Alabama Power Company regarding underground cables, as recorded in Real 290, at Page 998, and covenants pertaining thereto, recorded in Real 364 at Page 395 in the Probate Office.
12. Restrictions, covenants and conditions as set out in Real 257, Page 3, including restrictions as to ingress and egress by any street other than over and upon what is now dedicated and known as Southlake Parkway.
13. Title not examined at the express direction of the parties.
14. This is not the homestead of the Grantor.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said Grantee, Steven Gross a/k/a Steven Gross-Gudder, his heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 13th day of May, 1998.

MY COMMISSION EXPIRES FEBRUARY 18, 2002

Wanda J. Coleman

Lydia Mariana Gross a/k/a Lydia Mariana Gil-Prevez
Lydia Mariana Gross a/k/a Lydia Mariana Gil-Prevez

STATE OF ALABAMA)
 :
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lydia Mariana Gross a/k/a Lydia Mariana Gross-Prevez whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me this day, that she avers that the conveyance is true and correct, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of May, 1998.

Wanda L Coleman
Notary Public

Inst # 1998-17634

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SHELBY COUNTY JUDGE OF PROBATE
003 MCD 14.50