

76 58

WARRANTY DEED

(Corporation - Survivorship)

STATE OF ALABAMA)

See Mtg 348-671

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

That for and in consideration of Seventy-two thousand and no/100-----(\$72,000.00) Dollars

to the undersigned grantor, Cross Home Builders, Inc.,

a corporation, in hand paid by Daniel H. Kirkland and Ann K. Kirkland

the receipt whereof is acknowledged, the said Cross Home Builders, Inc.,

a corporation, does by these presents, grant, bargain, sell and convey unto the said Daniel H. Kirkland and Ann K. Kirkland

as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

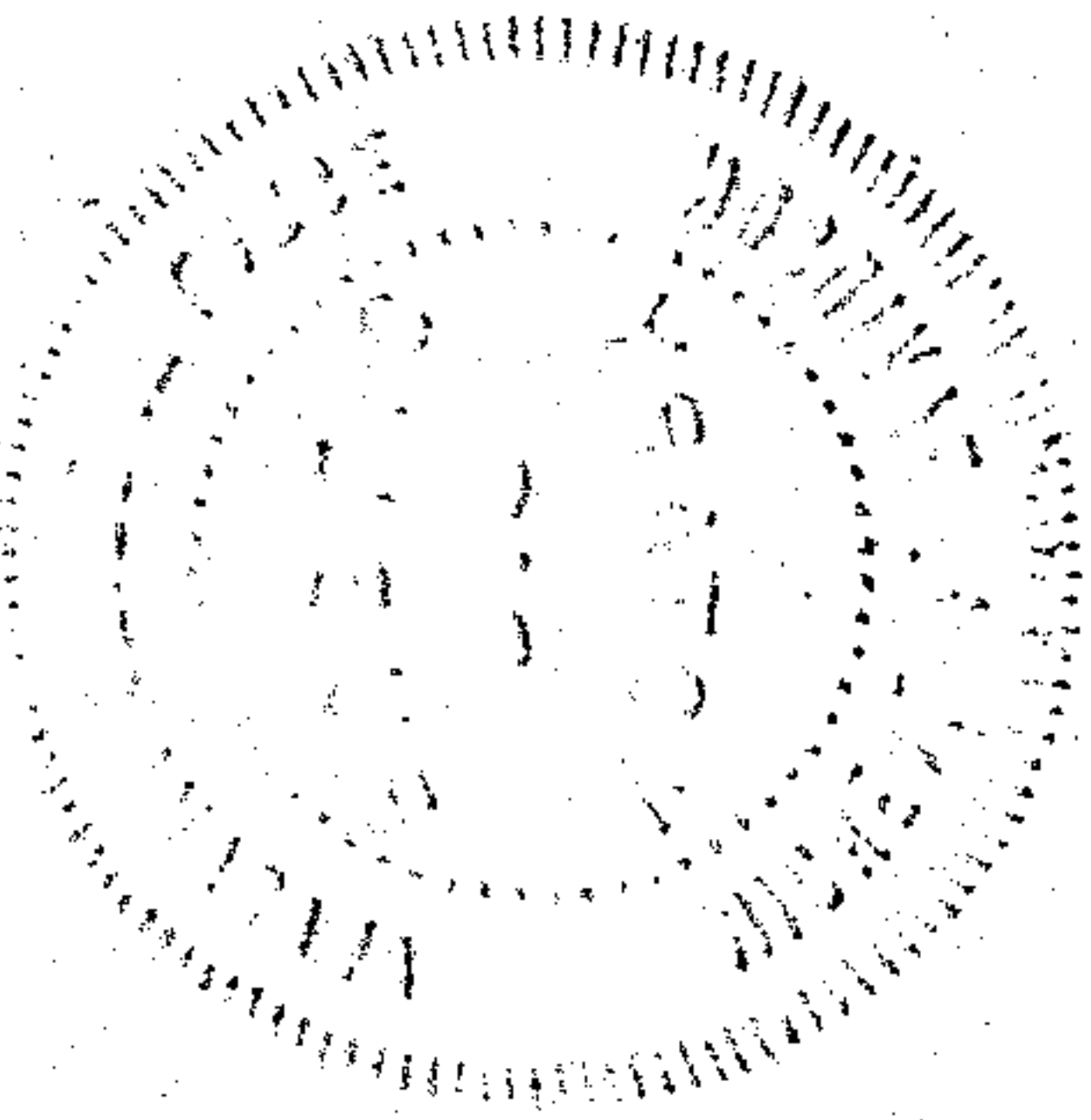
Lot 9, Block 10, according to the survey of Kerry Downs, as recorded in Map Book 5, Pages 135 and 136, in the Probate Office of Shelby County, Alabama.

Subject to restrictions, easements and agreement of record; including restrictions appearing in Misc. Volume 5, page 86, and Misc. Volume 5, page 625, in the Probate Office of Shelby County, Alabama.

\$55,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.



19750910000049630 1/2 \$.00
Shelby Cnty Judge of Probate, AL
09/10/1975 12:00:00AM FILED/CERT



TO HAVE AND TO HOLD said property unto the said Daniel H. Kirkland and Ann K. Kirkland 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 grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And said Cross Home Builders, Inc.,

a corporation, does for itself, its successors and assigns,

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covenant with said Daniel H. Kirkland and Ann K. Kirkland, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, except current ad valorem taxes

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

Daniel H. Kirkland and Ann K. Kirkland, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, on this the 8th day of September, 1975, the said Cross Home Builders, Inc.,

a corporation, has caused these presents to be executed by

Andrew Cross A/K/A Andrew William Cross
its President, who is duly authorized thereto, and the corporate seal to be affixed thereto.

CROSS HOME BUILDERS, INC.
A CORPORATION

By Andrew William Cross
President

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1975 SEP 10 AM 9:21

File in Case
No. 1700

County of Shelby

JUDGE OF PROBATE

ALABAMA)

COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County in said State hereby certify that

Andrew Cross A/K/A Andrew William Cross
whose name, as President of the

Cross Home Builders, Inc.,
a corporation, is signed to the foregoing conveyance, and who are 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 8th day of September, 1975.

Michael A. Jones
Notary Public

THIS INSTRUMENT PREPARED BY
W. S. PRITCHARD, JR.
PRITCHARD, McCALL AND JONES
831 Frank Nelson Building
Birmingham, Alabama 35203

19750910000049630 2/2 \$.00
Shelby Cnty Judge of Probate, AL
09/10/1975 12:00:00AM FILED/CERT

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CROSS HOME BUILDERS, INC.
A CORPORATION

TO

DANIEL H. KIRKLAND AND
ANN K. KIRKLAND

WARRANTY DEED

(Corporation - Survivorship)

PRITCHARD, McCALL & JONES

Attorneys

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