

THIS INSTRUMENT WAS PREPARED BY:

LAND TITLE COMPANY OF ALABAMA
BIRMINGHAM, ALABAMA

5186 Redfern Way, Birmingham, AL 35243

(Name) ROBERT O. DRIGGERS

(Address) 1736 Oxmoor Road, Birmingham, AL 35209

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

1412

State of Alabama

JEFFERSON

County

That in consideration of Seventy Nine Thousand Eight Hundred and No/100----- Dollars

to the undersigned grantor, CROSS HOME BUILDERS, 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

BRUCE S. BODNER and LINDA E. BODNER

(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, Alabama to wit:

Lot 17, according to survey of Meadow Brook, 9th Sector, as recorded in
Map Book 8, page 150, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to the following:

1. Taxes for the year 1984 and thereafter.
2. Building setback line of 50 feet reserved from Redfern Way, as shown by recorded plat.
3. 10 foot easement on the Northwestern side.
4. Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 52, page 542, in Probate Office.
5. This subdivision is to provide for the construction of single family residences as shown on the recorded plat.

\$62,000.00 of the consideration recited above was paid from a mortgage loan
closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death
of either of them, then 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 it is law-
fully seized in fee simple of said premises, that they are free from all encumbrances,

that is 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 for-
ever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its PRESIDENT ANDREW W. CROSS
who is authorized to execute this conveyance, has hereto set its signature and seal, the 23rd day of
March 1984.

ATTEST:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
See Dtg 441-737
1984 MAR 28 AM 10:21

CROSS HOMEBUILDERS, INC.

Secretary

ANDREW W. CROSS

President

State of Alabama

JEFFERSON

County

See Dtg - 1800
Rec. 150
Ind 100
2050

I, the undersigned, a Notary Public in and for said
county in said state, hereby certify that ANDREW W. CROSS
whose name as President of the CROSS HOME BUILDERS, 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. CROSS HOME BUILDERS, INC.

Given under my hand and official seal, this the 23rd day of March, 1984.

My Commission Expires May 11, 1985

Robert O. Driggers

Notary Public