

This instrument prepared by
(Name) **ROBERT O. DRIGGERS**

TAX NOTICE TO: H. JEFFERY ROMINGER
5100 Skylark
Birmingham, 243

(Address) **1736 Oxmoor Road, Birmingham, AL 35209**

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 **Eighty Five Thousand Five Hundred and No/100-----DOLLARS**

to the undersigned grantor, **CROSS HOMEBUILDERS, 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

H. JEFFERY ROMINGER and ELAINE C. ROMINGER

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in **Shelby County, Alabama, to-wit:**

Lot 46, according to the map and 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. Easements, rights of way, restrictions and limitations of record, if any, in the Probate Office of Shelby County, Alabama.

\$81,200.00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 357 PAGE 710

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
453-93
1984 JUL 31 AM 8:41

Thomas A. Hamilton, Jr.
JUDGE OF PROBATE

*Deed tax - 4.50
Rec. 2.50
Sub. 1.00
8.00*

TO HAVE AND TO HOLD Unto the said GRANTEES 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 does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. 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, unless otherwise noted above, 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, **ANDREW W. CROSS**
who is authorized to execute this conveyance, has hereto set its signature and seal, this the **26th** day of **July** 19 **84**.

ATTEST:

CROSS HOMEBUILDERS, INC.

By

Andrew W. Cross
ANDREW W. CROSS

President

**STATE OF ALABAMA
COUNTY OF JEFFERSON**

I, the undersigned
State, hereby certify that

ANDREW W. CROSS

a Notary Public in and for said County in said

whose name as

President of

CROSS HOMEBUILDERS, 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

26th

day of **July**

19 **84**.

Robert O. Driggers

Notary Public

My Commission Expires May 11, 1986