

SEND TAX NOTICE TO:
Byrom W. Benefield
5462 Dover Cliff Circle
Birmingham, AL

This instrument was prepared by

(Name) Lamar Ham
(Address) 3512 Old Montgomery Highway, Birmingham AL 35209

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA }
COUNTY OF Jefferson } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Thirty Seven Thousand Three Hundred Sixty Three and 00/100-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

Byrom W. Benefield and Sandra S. Benefield
(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 28, according to the survey of Meadow Brook 12th Sector, as recorded in Map Book 9, page 27 in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements, restrictions, agreements, building setback lines, mineral and mining rights, and rights of way of record.

\$130,150.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

BOOK 013 PAGE 651

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1985 JAN -4 AM 9:00
JUDGE OF PROBATE
Deed tax - 750
Rec. 250
Ind. 100
11 00

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, Andrew W. Cross who is authorized to execute this conveyance, has hereto set its signature and seal, this the 31st day of December 19 84

ATTEST: Cross Homebuilders, Inc.
By *Andrew W. Cross* President
Secretary

STATE OF Alabama }
COUNTY OF Jefferson }

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 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 31st day of December 19 84
[Signature]
Notary Public
My Commission Expires November 1985