

SEND TAX NOTICE TO:

(Name) Sean C. McGahan etux
5361 Harvest Ridge Lane
(Address) Birmingham, Al 35243

This instrument was prepared by

1270

(Name) Gene W. Gray, Jr.
110 Office Park Drive Suite 230
(Address) Birmingham, Alabama 35223

Form TICOR 5400 1-84

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Eighty Six Thousand Eight Hundred Eighty 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

Sean C. McGahan and Jeanine C. McGahan

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in
SHELBY COUNTY to wit:

Lot 64, 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:

Advalorem taxes due October 1, 1985.

35 foot building line as shown on recorded map

Restrictions recorded in Misc. Volume 58, Page 486 and Real Volume 7, Page 833.

Agreement with Alabama Power Company recorded in Misc. Volume 48, Page 880 and Real
Volume 7, Page 830

Mineral and mining rights and rights incident thereto recorded in Volume 40, Page
265 and Volume 32, Page 306

Right of way to Alabama Power Company as recorded in Real Volume 5, Page 155

\$67,880.00 of the consideration recited above was paid from the proceeds of a
purchase money mortgage loan.

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

1985 JAN 24 PM 3:02

Thomas A. Anderson, Jr.
JUDGE OF PROBATE

Deed tax 19.00

Rec 2.50

Int. 1.00

22.50

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 23rd day of January 1985

ATTEST:

CROSS HOMEBUILDERS, INC.

Secretary

By

President

STATE OF ALABAMA
COUNTY OF SHELBY

I, Gene W. Gray, Jr.

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

23rd

day of

January

1985

Notary Public