

(Name) ROBERT O. DRIGGERS, Attorney

(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 One Hundred Seventeen Thousand and No/100-----DOLLARS

to the undersigned grantor, CROSS HOMEBUILDERS, INC. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

JOSEPH CLAY TEATE and SANDRA E. TEATE

(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:Lot 26, according to the survey of Meadowbrook, 12th Sector, as recorded in
Map Book 9, Page 27, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to the following:

1. Taxes for the year 1985 and thereafter.
2. Easements, rights of way, restrictions and limitations of record, if any,
in said Probate Office.

\$110,000.00 of the consideration recited above was paid from a mortgage loan
closed simultaneously herewith.

BOX 026 JUNE 142

RECORDING FEES

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

1985 MAY -6 AM 10:44

Thomas P. Harrison, Jr.
JUDGE OF PROBATE

Mortgage Tax	\$	
Deed Tax		700
Mineral Tax		
Recording Fee		250
Index Fee		100
TOTAL	\$	1050

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 2nd day of May 19 85

ATTEST:

CROSS HOMEBUILDERS, INC.

By Andrew W. Cross President

Secretary

STATE OF ALABAMA
COUNTY OF JEFFERSONI, the undersigned
State, hereby certify that

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

2nd day of May 19 85
Robert O. Driggers
Notary Public

Jeffrey D. L.