

This instrument was prepared by

SEND TAX NOTICE TO: James Michael Gardner
Patsy B. Gardner
5374 Harvest Ridge Lane
Birmingham, AL 35243

(Name) PORTERFIELD, SCHOLL, BAINBRIDGE, MIMS & HARPER

#2 Office Park Circle, Ste 1

(Address) Birmingham, AL 35223

Form 1-1-8 Rev. 8-70

JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

CORPORATION FORM WARRANTY DEED—LAWYERS TITLE INS. CORP., BIRMINGHAM, ALABAMA

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FORTY SIX THOUSAND FIVE HUNDRED & No/100----DOLLARS, (\$146,500.00)

to the undersigned grantor, CROSS HOMEBUILDERS, INC. a corporation,
in hand paid by JAMES MICHAEL GARDNER and wife PATSY B. GARDNER

the receipt of which is hereby acknowledged, the said CROSS HOMEBUILDERS, INC.

does by these presents, grant, bargain, sell and convey unto the said

JAMES MICHAEL GARDNER and wife PATSY B. GARDNER
the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 10, according to the Survey of Meadow Brook, 14th Sector, as recorded in Map Book 9, Page 82, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama

Subject to easements, covenants, conditions, restrictions, reservations of record, if any

Sales price of this property is exactly \$146,500.00 of which \$110,000.00 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 to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion

TO HAVE AND TO HOLD, to the said

Heirs and assigns forever

And said CROSS HOMEBUILDERS, INC. does for itself, its successors and assigns, covenant with said JAMES MICHAEL GARDNER and wife PATSY B. GARDNER, their

heirs and assigns, that it 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

JAMES MICHAEL GARDNER and wife PATSY B. GARDNER, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said CROSS HOMEBUILDERS, INC. by its

President, Andrew W. Cross, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 22 day of July, 19 86

ATTEST:

CROSS HOMEBUILDERS, INC.

1986 JUL 24 AM 10:50
STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

STATE OF ALABAMA
COUNTY OF JEFFERSON

1. Deed Tax \$ 36.50
2. Notary Fee
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 40.00

I, the undersigned said State, hereby certify that Andrew W. Cross a Notary Public in and for said County, in 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 22 day of July, 19 86.

Notary Public