

STATE OF ALABAMA)

SHELBY COUNTY)

In consideration of ten dollars (\$10.00) and other good and valuable considerations paid to Cross Homebuilders, Inc., a corporation (hereinafter called Grantor) by R. Clay Hales and Rebecca Z. Hales (hereinafter called Grantees), the receipt of which the Grantor hereby acknowledges, the Grantor does hereby grant, bargain, sell and convey unto the Grantees as joint tenants, with right of survivorship, the following described real estate located in Shelby County, Alabama:

Lot 23, according to the Survey of Meadowbrook, 14th Sector, as recorded in the office of the Judge of Probate of Shelby County, Alabama in Map Book 9, page 82.

This conveyance is made subject to: (1) real estate ad valorem taxes for the tax year ending September 30, 1986; (2) building setback line of thirty-five feet reserved from Harvest Ridge Lane, as shown by recorded plat; (3) a ten foot easement on the east side of Lot 23 for public utilities, as shown by the recorded plat; (4) restrictions, covenants and conditions as set out in the instrument recorded in Real Volume 41, page 61; (5) right of way granted to Alabama Power Company by the easement recorded in Real Volume 37, page 239; (6) agreement with Alabama Power Company recorded in Real Volume 38, page 768 and conditions pertaining thereto recorded in Real Volume 38, page 771; (7) title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed by the instrument recorded in Deed Book 65, page 96. (When an instrument is referred to herein as recorded, it is recorded in the office of the Judge of Probate of Shelby County, Alabama).

To have and to hold unto the 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) 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.

Seventy Five Thousand dollars of the above purchase price was paid by a mortgage closed simultaenously.

Cahaba Title

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\$75,000.00 of the purchase price of the above described real estate was paid from the proceeds of a mortgage loan made to the Grantees and closed simultaneously with the delivery of this deed.

And the Grantor does, for itself and for its successors and assigns, covenant with the Grantees, 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; that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, Cross Homebuilders, Inc. has caused its duly authorized corporate officer to execute this deed on this 23rd day of June, 1986.

STATE OF ALA. SHED BY CO.
Attest: I CERTIFY THIS
INSTRUMENT WAS FILED

Cross Homebuilders, Inc.

1986 AUG 14 AM 10:51

By

Its

Frank C. Galloway Jr.
JUDGE OF COURSE

Its

Bar.

Deed tax 7500
Rec 500
Ind 100
8100

STATE OF ALABAMA
JEFFERSON COUNTY

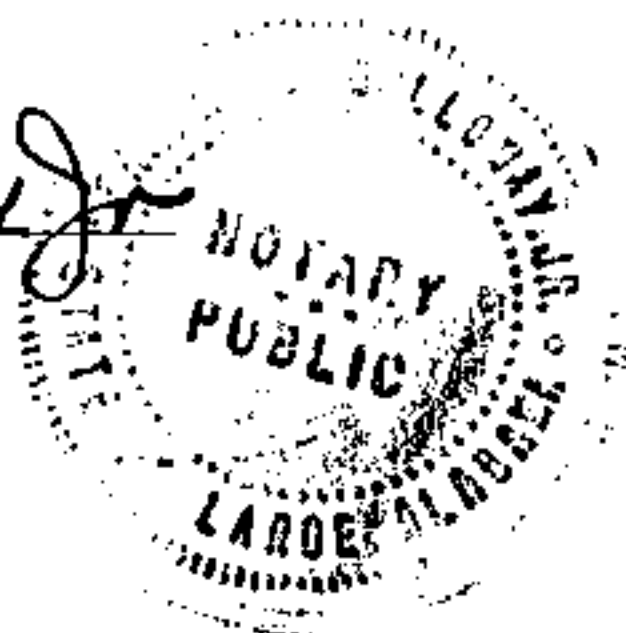
I, Frank C. Galloway Jr., a Notary Public in and for said County in said State, hereby certify that Andrew W. Cross, whose name as President of Cross Homebuilders, Inc., a corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, 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 June, 1986.

Frank C. Galloway Jr.
Notary Public

AFFIX SEAL

My commission expires: Oct. 23, 1986



THIS INSTRUMENT PREPARED BY:
FRANK C. GALLOWAY, JR.
CABANISS, JOHNSON, GARDNER, DUMAS AND O'NEAL
1900 First National-Southern Natural Bldg.
Birmingham, Alabama 35203