

This instrument was prepared by

1022

(Name) Gene W. Gray, Jr.

2100 16th Avenue South

(Address) Birmingham, Alabama 35205

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 Forty Thousand Four Hundred 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

James D. Breckenridge and Julia W. Breckenridge

(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.

Lot 2, according to the survey of Meadow Brook, 15th Sector, as recorded in Map Book 9, Page 83 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

1. Taxes for the year 1986 are a lien, but not due and payable until October 1, 1986.
2. 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 in Deed Book 65, Page 96 in Probate Office.
3. Existing easements, restrictions, set back lines, rights of way, limitations, if any, of record.

BOOK 086 PAGE 28

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

1986 AUG 14 AM 10:33

Thomas P. Swannick, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 81.50
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 85.00

\$59,100.00 of the consideration was paid from the proceeds of a mortgage loan.

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, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 1st day of August 1986

ATTEST:

X CROSS Homebuilders, Inc. by

By [Signature] President

Secretary

STATE OF Alabama
COUNTY OF Jefferson

I, Gene W. Gray, Jr.

a Notary Public in and for said County in said

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 1st day of August

[Signature] 19 86
Notary Public

Calhoun Title