

This instrument was prepared by

(Name) Lamar Ham

(Address) 3512 Old Montgomery Highway, Birmingham, AL

SEND TAX NOTICE TO:

Ronald A. Murphy

3061 Brookhill Drive

Birmingham, AL 35243

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 Ninety One Thousand Three Hundred Seventy and 00/100--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

Ronald A. Murphy and Mary Jo Murphy

(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, to-wit:

Lot 17, according to the amended map of Meadow Brook, 16th Sector, Phase I, as recorded in Map Book 9, page 151 A & B, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements, restrictions, building setback lines, agreements, mineral and mining rights and rights of way of record.

\$153,050.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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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, Andrew W. Cross who is authorized to execute this conveyance, has hereto set its signature and seal, this the 3rd day of October 19 86

ATTEST:

Deed TAX 38.50
Rec 2.50
And 1.00
42.00
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1986 OCT -7 AM 8:15

Cross Homebuilders, Inc.

By Andrew W. Cross
President

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned Andrew W. Cross
JUDGE OF PROBATE
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,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 3rd day of October

MY COMMISSION EXPIRES NOVEMBER 9, 1989