

This instrument was prepared by:
 Mitchell A. Spears
 P. O. Box 91
 Montevallo, Alabama 35115

Send Tax Notice to:
 Dewey Leon Cross
 P. O. Box 668
 Calera, Alabama 35040

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
 SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Seven Thousand, and 00/100, (\$7,000.00) Dollars, to the undersigned grantor or grantors in hand paid by the **GRANTEES** herein, the receipt whereof is acknowledged, we, **Whatley & Allen, an Alabama General Partnership**, (herein referred to as grantors) do grant, bargain, sell and convey unto **Dewey Leon Cross and wife, Marlene Cross**, (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 24, according to the survey of Canterbury Estates, as recorded in Map Book 12 page 96 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

Purchase Money First Mortgage executed by Grantees herein to the United States of America, acting through the Farmers Home Administration, United States Department of Agriculture, on even date herewith in the sum of \$42,000.00.

Building setback line of 35 feet reserved from Canterbury Road as shown by plat.

Public Utility easements as shown by recorded plat, including a 10 foot on the Southwesterly said and a 5 foot on Northwesterly said of Lot.

Transmission Line Permit granted to Alabama Power Company as set out in Deed Book 141 page 325 and Deed Book 165 page 539 in Probate Office.

Mineral and mining rights.

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 for such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the **GRANTEES**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 16th day of January, 1989.

Jack Whatley, Jr. (Seal)
 Whatley & Allen, an Alabama
 General Partnership
 By: Jack Whatley,
 Its General Partner

BOOK 222 PAGE 714

STATE OF ALABAMA)
SHELBY COUNTY)

Acknowledgment

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that Jack Whatley whose name as General Partner of Whatley & Allen, an Alabama General Partnership 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, in his capacity as such General Partner, executed the same voluntarily on the day the same bears date.

Given under my and official seal this 16th day of January A.D., 1989.

9/89
My Commission Expires:

[Signature]
Notary Public

STATE OF ALABAMA)
I CERTIFY THIS
INSTRUMENT WAS FILED

89 JAN 17 PH 2:20

[Signature]
JUDGE OF PROBATE

1. Deed Tax \$ 7.00
2. Mtg. Tax
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 13.00

BOOK 222 PAGE 715