

See notice to: Lisa C. Cross  
4332 Heritage View Road  
Birmingham, Alabama 35242

This instrument was prepared by

(Name) LARRY L. HALCOMB

ATTORNEY AT LAW

(Address) 2512 OLD MONTGOMERY HIGHWAY

HOMEWOOD, ALABAMA FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA  
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of

One Hundred Twenty Seven Thousand Nine Hundred and no/100 (\$127,900.00)-----Dollars

to the undersigned grantor, Harbar Construction Company, Inc. a corporation,  
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the  
said GRANTOR does by these presents, grant, bargain, sell and convey unto

James Mason Cross & Lisa C. Cross

(herein referred to as GRANTEEES) 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 51 according to the Survey of Heritage Oaks, as recorded in Map Book 11, page 23  
A & B in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1991.

Subject to 30' building line as shown by recorded map.

Subject to 7.5' easement rear as shown by recorded map.

Subject to right of way to Alabama Power Company as recorded in Real 133, page 586 in  
the Probate Office of Shelby County, Alabama.

Subject to restrictions with Alabama Power Company as recorded in Real 140, page 744  
in the Probate Office of Shelby County, Alabama.

Subject to restrictions as recorded in Real 152, page 657 in the Probate Office of  
Shelby County, Alabama.

The grantor does not warrant title to minerals and mining rights.

\$100,000.00 of the purchase price recited above was paid from the proceeds of a  
mortgage loan closed simultaneously herewith.

IDENTITY IN  
INSTRUMENT WAS FILED

91 MAY -2 PM 12:54

NOTARY PUBLIC

1	Dead Tax	28.00
2	Gift Tax	0.00
3	State Tax	2.00
4	County Tax	3.00
5	City Tax	0.00
6	Other	0.00
Total		33.00

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TO HAVE AND TO HOLD, To the said GRANTEEES 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 con-  
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said  
GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-  
brances,

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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, B. J. Harris  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 29th day of April 1991

ATTEST:

HARBAR CONSTRUCTION COMPANY, INC.

By *B. J. Harris* President

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, Larry L. Halcomb  
State, hereby certify that B. J. Harris  
whose name as President of Harbar Construction Company, 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 29th day of

April

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Larry L. Halcomb

Notary Public