

SEND TAX NOTICE TO:

(Name) Grayson & Paula Rodgers

4705 Melisa Way

(Address) Birmingham, AL 35243

This instrument was prepared by

Clayton T. Sweeney

(Name) CORLEY, MONCUS & WARD, P.C.

2100 SouthBridge Parkway, Suite 650

(Address) Birmingham, AL 35209

Form TITLE 5400 1-84

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - THE TITLE GROUP INCORPORATED

STATE OF ALABAMA

COUNTY OF Shelby

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Seventy-five Thousand and 00/100-----Dollars

to the undersigned grantor, Cross Home Builders, 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

Grayson K. Rodgers and Paula T. Rodgers, husband and wife

(herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama

Lot 55, according to the survey of Greystone, 1st Sector, Phase II, as recorded in Map Book 15, pages 58, 59, 60, and 61 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the non-exclusive easement to use the private roadways, common areas and Hugh Daniel Drive, all as more particularly described in the Greystone Residential Declaration of Covenants, Conditions and Restrictions dated November 6, 1990 and recorded in Real 317 page 260 and First Amendment to Greystone Residential declaration of Covenants, Conditions and Restrictions recorded in Real 346 page 942 in Probate Office.

Subject to:

Advalorem taxes for the year 1993 which are a lien but are not due and payable until October 1, 1993.

Existing easements, restrictions, set-back lines and limitations of record.

\$ ALL of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

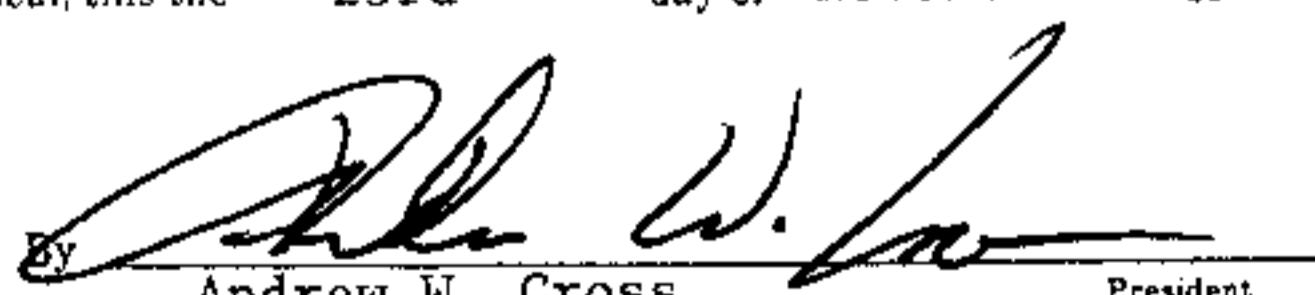
Inst # 1992-29324

12/08/1992-29324
10:34 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 7.50

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 herein) 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. 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 encumbrances, unless otherwise noted above, 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, Cross Home Builders, Inc. who is authorized to execute this conveyance, has hereto set its signature and seal, this the 23rd day of November 1992

ATTEST:


By Andrew W. Cross
President

STATE OF Alabama
COUNTY OF Jefferson

I, Clayton T. Sweeney
State, hereby certify that Andrew W. Cross

whose name as President of Cross Home Builders, 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 23rd

day of November

19 92


Notary Public