

SEND TAX NOTICE TO:

(Name) ROBIN C. CROSSLAND

(Address) 1920 St. Ives Drive
Birmingham, Al. 35242

This instrument was prepared by
(Name) J. DAN TAYLOR

(Address) 3021 Lorna Road, Suite 100, Birmingham, Al. 35216

Form TICOR 5400 1-84

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of TWO HUNDRED FIFTY SIX THOUSAND NINE HUNDRED AND 00/100
DOLLARS (\$256,900.00)

to the undersigned grantor, BIRDWELL BUILDING COMPANY, 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

ROBIN C. CROSSLAND, and wife, KRISTI H. CROSSLAND
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby

Lot 29, according to the Survey of St. Ives at Greystone, as recorded in Map Book 15,
page 70 A & B, in the Probate Office of Shelby County, Alabama; being situated in
Shelby County, Alabama.

Together with the non exculsive 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 as Amended.

\$ 203,150.00 of the Purchase Price recited above was paid from a Purchase
Money Mortgage filed simultaneously herewith.

Subject to easements, restrictions and rights of way of record.
Subject to 1994 taxes not yet due and payable.

12/29/1993-41718
03:36 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

TO HAVE AND TO HOLD Unto the said GRANTEES 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 GRANTEES, 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 GRANTEES, their heirs, executors and assigns
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, VENSON E. BIRDWELL, JR.
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 17th day of December 19 93

ATTEST:

By BIRDWELL BUILDING COMPANY, INC.
VENSON E. BIRDWELL, JR. President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, J. DAN TAYLOR a Notary Public in and for said County in said
State, hereby certify that VENSON E. BIRDWELL, JR.
whose name as President of BIRDWELL BUILDING 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,

Given under my hand and official seal, this the 17th day of December 19 93

J. DAN TAYLOR
Notary Public

Inst # 1993-41718