

This instrument was prepared by:
Shelly Moss
Attorney at Law
4 Office Park Circle, Suite 116
Birmingham, Alabama 35223

Send tax notice to: Bain P. Hamilton
4060 Milner's Crescent
Birmingham, AL 35242

Inst # 1996-27129

CORPORATE WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

) KNOW ALL MEN BY THESE PRESENTS

That in consideration of Two Hundred Ninety Four Thousand Six Hundred and 00/100 (294,600.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Cross Homebuilders, Inc., an Alabama Corporation

(herein referred to as grantors) do grant, bargain, sell and convey unto

Bain P. Hamilton and Hayden F. Hamilton

(herein referred to as GRANTEE, whether one or more) the following described real estate situated in JEFFERSON County, Alabama to-wit:

Lot 31, according to the 1st amended plat of Greystone Farms, Milner's Crescent Sector, Phase One, as recorded in Map Book 19, page 140, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

\$140,000.00 of the proceeds come from a purchase money mortgage recorded simultaneously herewith

TO HAVE AND TO HOLD Unto the said GRANTEE, his, her or their heirs and assigns, forever.

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 said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantee, Cross Home Builders, Inc. by its President, Andrew Cross who is authorized to execute this conveyance, has hereto set his signature and seal this 8th day of August, 1996.

WITNESS:

(Seal)  (Seal)
Cross Homebuilders, Inc.

(Seal) _____ (Seal)

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, Shelly Moss, a Notary Public in and for said County, in said State, hereby certify that Andrew Cross as President whose name 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 and he as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of August A.D. 1996.


notary public Shelly Moss
MY COMMISSION EXPIRES 11-5-97
08/21/1996
09:48 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 163.50