

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by: R. Shan Paden PADEN & PADEN Attorneys at Law 100 Concourse Parkway, Suite 130 Birmingham, Alabama 35244

SEND TAX NOTICE TO: PAULA E. JENKINS 118 BROOKHOLLOW WAY PELHAM, AL 35124

STATE OF ALABAMA) COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED SIXTEEN THOUSAND FIVE HUNDRED and 00/100 (\$116,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, CLARK CROSS and BEVERLY E. CROSS, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto PAULA E. JENKINS, AN UNMARRIED PERSON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 55, ACCORDING TO THE SURVEY OF BROOKHOLLOW, FIRST SECTOR, AS RECORDED IN MAP BOOK 17, PAGE 103 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

- 1. Subject to the taxes for the year beginning October 1, 1996 which constitutes a lien but are not yet due and payable until October 1, 1997.
2. Building setback line of 15 feet reserved from Brookhollow Way as shown by plat.
3. Easements as shown by recorded plat, including 7.5 feet on the Westerly side of lot.

Restrictions, covenants and conditions as set out in instrument(s) recorded in Inst. #1993-32092 in Probate Office.

Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 127 page 375 in Probate Office.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Inst. #1993-40184 in Probate Office.

\$93,200.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, 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, his, her, or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all

07/02/1997-20658 11:05 AM CERTIFIED SHELBY COUNTY JUDGE OF PROBATE 002 NCO 34.50

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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, CLARK CROSS and BEVERLY E. CROSS, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 25th day of June, 1997.

Clark Cross
CLARK CROSS

Beverly E. Cross
BEVERLY E. CROSS

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that CLARK CROSS, BEVERLY E. CROSS whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 25th day of June, 1997.

Robert S. Paul
Notary Public

My commission expires: 7/16/98

st # 1997-20658

07/02/1997-20658
11:05 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 34.50