

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

James A. Hamer and Pamela D. Hamer
1635 Oak Park Lane
Helena, Alabama 35080

WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of **TWO HUNDRED SIXTY FIVE THOUSAND AND NO/100 (\$265,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned **CROSS CONSTRUCTION, LLC, an Alabama limited liability company**, (herein referred to as "Grantors"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, **JAMES A. HAMER and PAMELA D. HAMER**, husband and wife, (herein referred to as "Grantees"), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the Grantors' interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lot 1, according to the Survey of The Woodlands, Sector 1, as recorded in Map Book 27, Page 63, in the Probate Office of Shelby County, Alabama.

Subject to:

1. General and special taxes or assessments for the year 2011 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. Subject to Covenant for Storm Water Run-Off Control found in Instrument 2001-07412 filed on March 5, 2001.
7. Subject to Amendment to the Woodlands Residential Declaration of Covenants, Conditions and Restriction recorded in Instrument 20100927000316170.

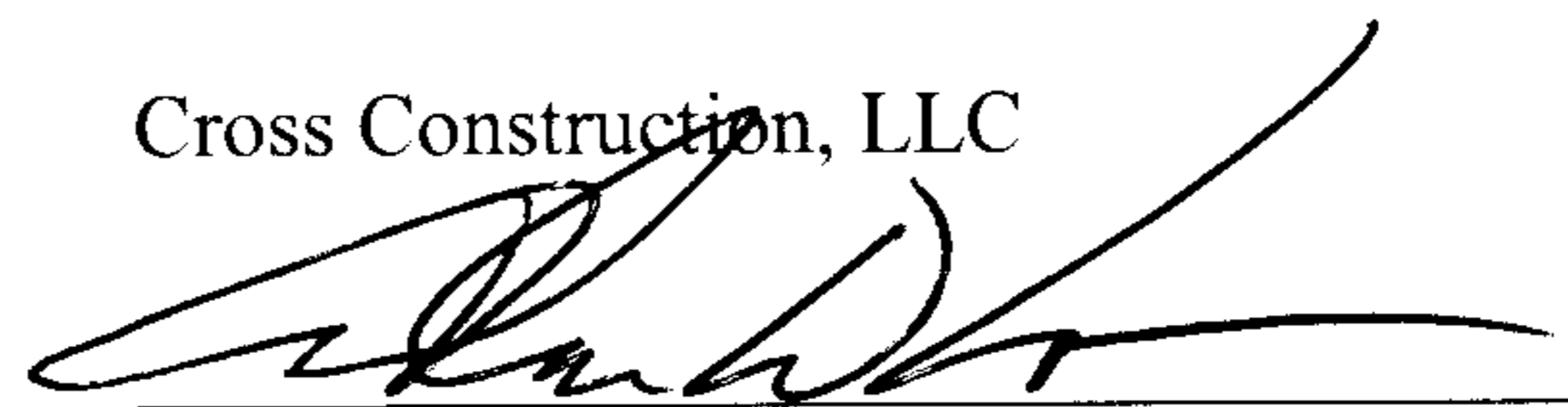
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEEES, and with GRANTEEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEEES, and GRANTEEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of November 28, 2011.

GRANTOR:

Cross Construction, LLC

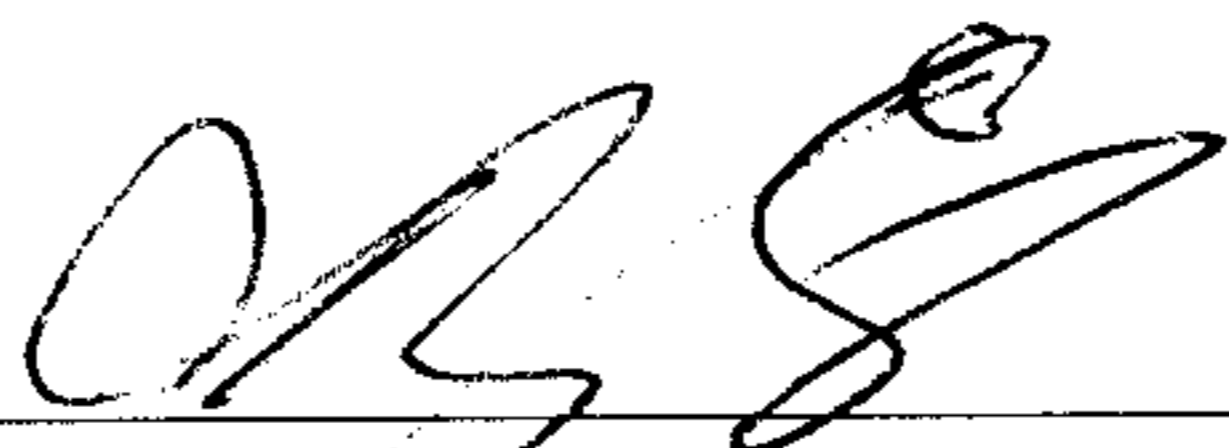


By: Andrew Cross, as Managing Member

**STATE OF ALABAMA
COUNTY OF SHELBY**

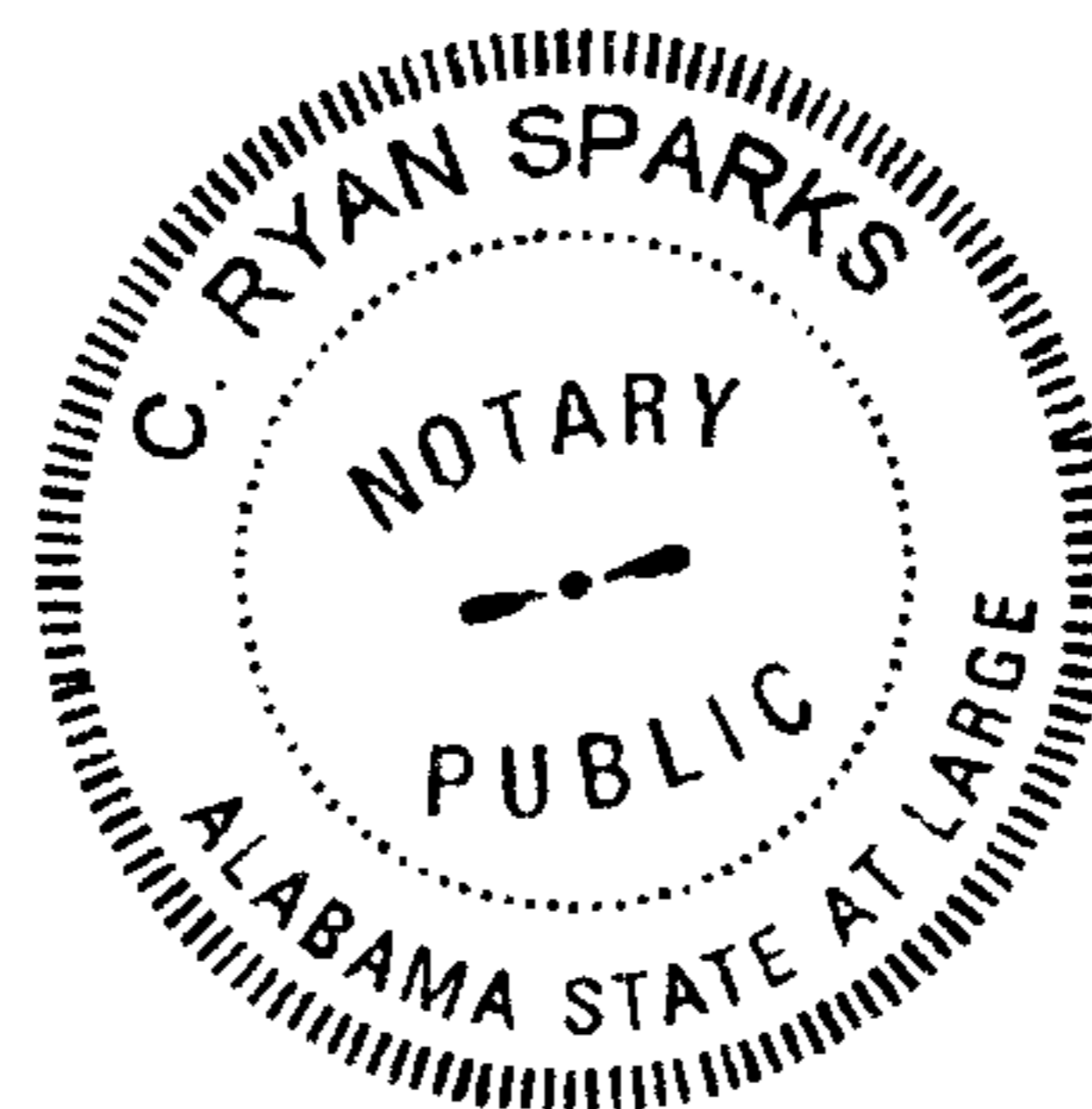
I, the undersigned Notary Public, in and for said State and County, do hereby certify that **Andrew Cross**, whose name as Member-Manager of **Cross Construction, LLC** is signed to the above and foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said instrument, he, as such Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of November 28, 2011.



C. Ryan Sparks, Notary Public

[Affix Seal Here]



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Shelby Cnty Judge of Probate, AL
12/08/2011 09:37:05 AM FILED/CERT