

258
This form furnished by:

Cahaba Title, Inc.

Riverchase Office
(205) 988-5600

Eastern Office
(205) 833-1571

This instrument was prepared by:
(Name) Courtney H. Mason, Jr.
(Address) PO Box 360187
Birmingham, AL 35236-0187

Send Tax Notice to:
(Name) James D. Mason d/b/a Mason Construction
(Address) 1545 Sequoia Trail
Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

} **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of THIRTY THOUSAND FORTY TWO AND 17/100TH (\$30,042.17) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, DeWayne Wood, a married man, and Jane Wood, a single woman (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto James D. Mason d/b/a Mason Construction

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

Lot 2, Block 2, according to the survey of First Addition to Fall Acres as recorded in Map Book 4, page 77, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

And as further consideration, the herein grantee expressly assume and promise to pay that certain mortgage to Engel Mortgage Company, Inc., filed for record May 8, 1968, and recorded in Volume 308, page 590 and transferred to Shaker Savings Association in Deed Volume 253, page 156, in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

This property is not the homestead property of DeWayne Wood, Grantor above, as defined by the Code of Alabama.

BOOK 171 PAGE 188

- 1. Deed Tax \$ 30.50
- 2. Mtg. Tax _____
- 3. Recording Fee 2.50
- 4. Indexing Fee 1.00
- TOTAL 34.00

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED

88 FEB 15 AM 8:16

Thomas A. Swank, Jr.
JUDGE OF PROBATE

TO HAVE AND TO HOLD, To 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 said grantee, 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 encumbrances, unless otherwise stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 12th day of February, 19 88

(Seal)

(Seal)

(Seal)

DeWayne Wood (Seal)
DeWayne Wood
Jane Wood (Seal)
Jane Wood

(Seal)

STATE OF ALABAMA
SHELBY COUNTY

} **General Acknowledgment**

I, the undersigned _____ a Notary Public in and for said County, in said State, hereby certify that DeWayne Wood, a married man and Jane Wood, a single woman

whose name(s) are signed to the foregoing conveyance, and who are is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 12th day of February, 19 88

3/10/91

My Commission Expires:

[Signature]
Notary Public