

This instrument was prepared by

Courtney Mason & Associates PC
1904 Indian Lake Drive, Ste 100
Birmingham, Alabama 35244

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TWELVE THOUSAND NINE HUNDRED & NO/100---- (\$112,900.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I James D. Mason d/b/a Mason Construction Company (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Michael J. Ciccarelli, a single individual (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 17, according to the Survey of Oakwood Village, Phase Two, as recorded in Map Book 20, page 81, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

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

\$90,300.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 158 Pebble Lane Alabaster, Alabama 35007

This property is not the homestead property of James D. Mason dba Mason Construction Company as defined by the Code of Alabama.

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 have hereunto set my hand and seal, this 30th day of August, 1996.

James D. Mason d/b/a Mason Construction Company
By: [Signature] (SEAL)
James D. Mason

STATE OF ALABAMA

SHELBY COUNTY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James D. Mason d/b/a Mason Construction Company 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of August A.D., 1996

[Signature]
Notary Public

COURTNEY H. MASON
MY COMMISSION EXPIRES
3/5/99

09/03/1996-28916
03:03 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SHA 31.50

Inst # 1996-28916