

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 NINETY ONE THOUSAND NINE HUNDRED & NO/100----
(\$91,900.00) 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 (herein referred to as grantor, whether one or more),
grant, bargain, sell and convey unto Theodora Zanthos, 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 46, according to the Survey of Buck Creek Landing, as recorded in Map Book
20 page 136 in the Probate Office of Shelby County, Alabama; being situated in
Shelby County, Alabama.

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

\$93,900.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

GRANTEES' ADDRESS: 141 Buck Creek Drive, Alabaster, Alabama 35007.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY OF THE GRANTOR 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 13th day of
December, 1996.

James D. Mason d/b/a Mason Construction
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 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 13th day of December A.D., 1996

[Signature]
Notary Public

12/16/1996-4116B-3
10:13 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 9.50

Inst # 1996-41162