

Mail Tax Notice to:
M. Walter Mason
100 Cambrian Way
Birmingham, Alabama 35243

584

D E E D

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Sixty-Five Thousand and No/100 DOLLARS (\$65,000.00) to the undersigned grantor, Metropolitan Life Insurance Company, a corporation (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto M. Walter Mason and wife, Delores A. Mason, (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Unit 100, in Cambrian Wood Condominium, located in Shelby County, Alabama, as established by Declaration of Condominium, By-Laws and Amendments thereto, as recorded in Misc. Book 12, Page 87, in the Probate Office of Shelby County, Alabama, and amended by Misc. Book 13, Page 2; Misc. Book 13, Page 4 and Misc. Book 13, Page 344 in said Probate Office, together with an undivided .0111225% interest in the common elements as set forth in said declaration, as recorded in Map Book 6, Page 62, in the Probate Office of Shelby County, Alabama.

BOOK 341 PAGE 178

Subject to:

1. Ad valorem taxes due and payable October 1, 1982
2. Easements, rights of way, setback lines of record and any applicable zoning ordinances.
3. Mineral and mining rights not owned by GRANTOR.
4. Subject to all of the provisions of the aforesaid Declaration of Condominium Ownership; and the GRANTEES assume and agree to observe and to perform all obligations of GRANTEES under the Declaration, including but not limited to the payment of assessments for the maintenance and operation of the aforesaid Unit and condominium.

\$52,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

GRANTOR quitclaims all personal property in an "as is" condition located on or in the aforesaid property which conveyance is specifically excepted from the warranties hereof.

M. Walter Mason, Jackson & Lee
Witnessed
John A. [redacted] 55 209

TO HAVE AND TO HOLD, To the said GRANTEEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of each survivor forever together with every contingent remainder and right of reversion

AND the GRANTOR hereby covenants with the said GRANTEEES that, except as above noted, that at the time of the delivery of this deed the land was free from all encumbrances made by the GRANTOR, and that the GRANTOR will warrant and defend the same against the lawful claims and demands of all persons claiming by, through or under the said GRANTOR, but against none other.

IN WITNESS WHEREOF the GRANTOR has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officer thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

Marta D. Seice
Frances H. Dunn

MR METROPOLITAN LIFE INSURANCE COMPANY

BY:

C. E. Sayres
Vice President
(CORPORATE SEAL)

STATE OF GEORGIA
COUNTY OF DEKALB

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared C.E. Sayres, well known to me to be the Vice President of the corporation named as GRANTOR in the foregoing deed, and that he acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in him by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 9th day of July, 1982.

Frances H. Dunn
Notary Public

My Commission Expires: 12/12/82

This instrument was prepared by Nancy Johannaber Hammer, 47 Perimeter Center East, N.E., Atlanta, Georgia 30346.

ALL OF ALA. SHELLEY 13.
1 CENTURY TRUST
1982 JUL 20 AM 11:24
Thomas A. Shoultz Jr.
JUDGE OF PROBATE

Deed Top 1300
Rec. 300
D.D. 100
1700