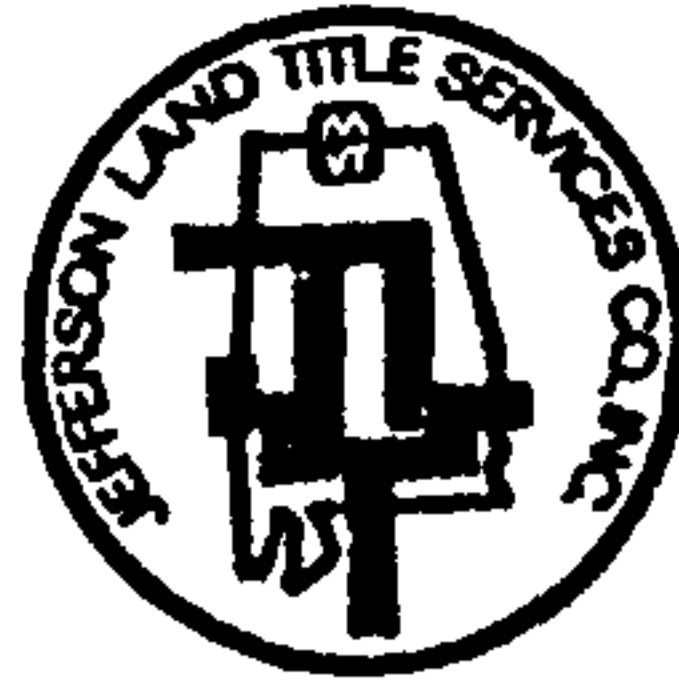


231

This instrument was prepared by

(Name) Courtney H. Mason, Jr., Atty.

(Address) P. O. Box 1007, Alabaster, Al.



Jefferson Land Title Services Co.,

318 21ST NORTH • P. O. BOX 10481 • PHONE (205)-328-1111

BIRMINGHAM, ALABAMA 35201

AGENTS FOR

Mississippi Valley Title Insurance Company



19830111000003720 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
01/11/1983 00:00:00 FILED/CERTIFIED

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTY-FOUR THOUSAND AND NO/100TH (\$34,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged,

Courtney H. Mason, Jr. and wife, Carolyn B. Mason
(herein referred to as grantors) do grant, bargain, sell and convey unto

Kenneth M. Hyde and wife, Barbara J. Hyde
(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:

Lots 24, 25 in Block 1 and all of Lot 26, Block 1, except the North 25 feet of said Lot 26, Block 1; all according to the survey of Nickerson and Scott Survey of the Town of Alabaster, Alabama, as recorded in Map Book 3 Page 34 in the Probate Office of Shelby County, Alabama; being situated in the SE 1/4 of the SE 1/4 of Section 35, Township 20 South, Range 3 West, Shelby County, Alabama.

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

\$28,000.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

BOOK 344 PAGE 560

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE 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 noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 10th day of January, 1983.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS

Deed tax 6.00
Rec 1.50
Sub 1.00

(Seal)

8.50

Carolyn B. Mason

1983 JAN 11 AM 11:45

(Seal)

(Seal)

Judge of Probate

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said hereby certify that Courtney H. Mason, Jr. and wife, Carolyn B. Mason whose name are signed to the foregoing conveyance, and who are known to me, acknowledged before 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 10th day of January, A. D., 1983.

Brenda M. Cook

Notary Public