

This instrument was prepared by

(Name) Courtney H. Mason, Jr.

(Address) P. O. Box 1007, Alabaster, Alabama 35007



This Form furnished by \$1,000.00

Cahaba Title, Inc.

1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and no/100th Dollars (\$10.00) and other good and valuable considerations

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

COURTNEY H. MASON, JR.

(herein referred to as grantors) do grant, bargain, sell and convey unto

COURTNEY H. MASON, JR. AND WIFE, CAROLYN B. 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:

Lots 20, 21; 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.

Part of Lots 22 and 23, Block 1, Nickerson and Scott Survey of the Town of Alabaster, Alabama, as recorded in Map Book 3, Page 34, in the Office of the Judge of Probate Shelby County, Alabama, being more particularly described as follows:

Beginning at the southwest corner of said Lot 22, run in an easterly direction along the south line of said Lot 22 for a distance of 42.68 feet; thence turn an angle to the left and run in a northerly direction for a distance of 100.00 feet to a point on the north line of Lot 23 being 42.68 feet east of the northwest corner of Lot 23; thence turn an angle to the left and run in a westerly direction along the north line of Lot 23 for a distance of 42.68 feet to the northwest corner of said Lot 23; thence turn an angle to the left and run along the west line of said Lot 23 and 22 for a distance of 100.00 feet to the point of beginning, containing 4,267 square feet, more or less.

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 (our) 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, I have hereunto set my hand(s) and seal(s), this 12th day of April, 1983

WITNESS:

Deed TAX 1.00
Rec 1.50
Jud 1.00
3.50
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1983 APR 12 PM 3:33

Courtney H. Mason, Jr.

STATE OF ALABAMA

JUDGE OF PROBATE

Shelby

COUNTY

General Acknowledgment

I, the undersigned Courtney H. Mason, JR., a Notary Public in and for said County, in said State hereby certify that 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 12th day of April, 1983