

This instrument was prepared by

(Name)

✓ LARRY L. HALCOMB

ATTORNEY AT LAW

3512 OLD MONTGOMERY HIGHWAY

(Address)

WONISWOOD, ALABAMA 35206

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

Send tax notice to:

Gary D. Mason

5141 Skylark Drive

Birmingham, AL

STATE OF ALABAMA

COUNTY OF Shelby

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of

Seventy nine thousand eight hundred and no/100 (\$79,800.00)

Acton Homes, Inc.

to the undersigned grantor,

a corporation,

(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Gary D. Mason and Joan Q. Mason

(herein referred to as GRANTEEES) 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:

Lot 11, according to the map and survey of Meadow Brook, 9th Sector, as recorded in Map Book 8, page 150, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1984.

Subject to restrictions, easement, building lines, right-of-ways and agreement of record.

\$ 71,800.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 354 PAGE 437

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 such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, *Danny F. Acton* who is authorized to execute this conveyance, has hereto set its signature and seal, this 30th day of March 19 84

ATTEST:

*Recd TAX 8.00
Rec 1.50
Ind 1.00
10.50*

STATE OF ALA. SHELBY CO.

Acton Homes, Inc.

I CERTIFY THIS

INSTRUMENT WAS FILED BY

Secretary

Danny F. Acton President

STATE OF Alabama
COUNTY OF Jefferson

1984 APR -3 AM 10:38

See Mtg 446-131

Notary Public

I, Larry L. Halcomb

a Notary Public in and for said County in said

State, hereby certify that

Danny F. Acton

President of

Acton Homes, Inc.

whose name as a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this 30th

day of March

19 84

[Signature]

Notary Public

My Commission Expires 1/23/86