

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Eighty Two Thousand Five Hundred Dollars (\$82,500.00) to the undersigned grantor, in hand paid by the grantees herein, the receipt whereof is acknowledged, I, James D. Mason, d/b/a Mason Construction Company (herein referred to as grantor), grants, bargains, sells and conveys unto Rodger D. Magness and Linda M. Magness (herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 52, according to the survey of Navajo Hills, 7th Sector, as recorded in Map Book 7, Page 95, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to easements, restrictions and rights of way of record.

\$78,350.00 of the purchase price is secured by a first mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantees as joint tenants with right of survivorship.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I 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, I have hereunto set my hand and seal this 30th day of August, 1985.

James D. Mason
JAMES D. MASON d/b/a Mason Construction Company

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James D. Mason 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, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this the 30th day of August, 1985.

My Commission Expires:
8-27-86

[Signature]
NOTARY PUBLIC

This instrument was prepared by:
J. Dan Taylor/Smyer, White,
Taylor, Putt & Campbell
600 Title Building
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Rodger D. Magness
1200 Broken Bow Circle
Alabaster, AL 35007

STATE OF ALABAMA SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1985 SEP -4 AM 11:36

[Signature]
NOTARY PUBLIC

Deed Tax 450
Notary 250
Ind 100
800