

This instrument was prepared by

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Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 689
Pelham, Alabama 35124
Phone (205) 988-5600
Policy Issuing Agent for
SAFECO Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINETY-THREE THOUSAND AND NO/100 (\$93,000.00) DOLLARS

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

JAMES D. MASON d/b/a MASON CONSTRUCTION COMPANY

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

BRUCE P. GOVIN and wife, ELIZABETH LAURA GOVIN

(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:

Lot 5, according to the survey of Cherokee Crest, as recorded in Map Book 9 page 152 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

Building setback line of 35 feet reserved from Sequoia Trail as shown by plat.

Public utility easements as shown by recorded plat, including a 7.5 foot easement on the Southwesterly side.

Restrictions, covenants and conditions as set out in instrument recorded in Real 65 page 760 in Probate Office of Shelby County, Alabama.

Right of Way granted to South Central Bell by instrument recorded in Real 67 page 492 in Probate Office of Shelby County, Alabama.

Easement to City of Alabaster as shown by instrument recorded in Deed Book 327 page 344 in Probate Office of Shelby County, Alabama.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 121 page 294 in Probate Office of Shelby County, Alabama.

\$88,350.00 of the purchase price recited above has been paid by a mortgage loan closed simultaneously herewith.

This property does not constitute the homestead of the Grantor herein. The Grantor owns other real property that does constitute homestead.

TO HAVE AND TO HOLD to the said GRANTEES 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 21st day of November, 1986.

WITNESS: STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED.

(Seal)

James D. Mason (Seal)

James D. Mason, individually and d/b/a
MASON CONSTRUCTION COMPANY (Seal)

1986 DEC -3 PM 7:29

1. Deed Tax \$ 5.00

2. Mtg. Tax

3. Recording Fee \$ 2.50

4. Indexing Fee \$ 1.00

TOTAL

\$ 9.50

General Acknowledgment

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James D. Mason, individually and d/b/a Mason Construction Company (a married man) 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of November, A. D., 1986.