

This instrument was prepared by

COURTNEY H. MASON, JR.
2032 Valleydale Road
Birmingham, Alabama 35244

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVENTY EIGHT THOUSAND & 00/100---- (\$78,000.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we

M. Walter Mason and Delores A. Mason (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Evan James Midgette, Jr., a single individual (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Unit 100 in Cambrian Wood Condominium located in Shelby County, Alabama, as established by Declaration of Condominium, By Laws and Amendments thereto as recorded in Misc. Book 12, page 87 in the Probate Office of Shelby County, Alabama, and amended by Misc. Book 13, page 2, Misc. Book 13, page 4 and Misc. Book 13, page 344 in said Probate Office, together with an undivided .0111225% interest in the common elements as set forth in said declaration as recorded in Map Book 6, page 62 in the Probate Office of Shelby County, Alabama.

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

\$70,200.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 100 Cambrian Way, Birmingham, Alabama 35243

TO HAVE AND TO HOLD to the said grantee, his, her, or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 30th day of December, 1986.

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

1987 JAN -6 PM 6:03

Judge of Probate

1. Deed Tax	\$ 800
2. Mtg. Tax	
3. Recording Fee	250
4. Indexing Fee	100
TOTAL	1150

M. Walter Mason (SEAL)
Delores A. Mason (SEAL)

STATE OF ALABAMA

SHELBY COUNTY COUNTY

General Acknowledgment

I, COURTNEY H. MASON, JR., a Notary Public in and for said County, in said State, hereby certify that M. Walter Mason and wife, Delores A. Mason

whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me 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 30th day of December A.D., 1986.

Notary Public

COURTNEY H. MASON, JR.