

441

This form furnished by:

Cahaba Title, Inc. 988-5600

This instrument was prepared by:

(Name) Courtney H. Mason, Jr.
 (Address) 2032 Valleydale Road
Birmingham, Alabama 35244

Send Tax Notice to:

(Name) Horace D. Peters, Jr.
 (Address) 5128 Jameswood Drive
Birmingham, AL 35244

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FIFTY FOUR THOUSAND FIVE HUNDRED AND NO/100ths---- DOLLARS

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

James D. Mason, dba Mason Construction

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

Horace D. Peters, Jr. and wife, Ida Jean W. Peters

(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 8, according to the survey of Jameswood, 1st Sector, as recorded in Map Book 10 Page 45, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

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

\$139,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 5128 Jameswood Drive, Birmingham, Alabama 35244

This property is not homestead property as defined by the Code of Alabama.

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 for 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 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 29th day of May, 19 87.

WITNESS

STATE OF ALABAMA, SHELBY CO.
 I HEREBY CERTIFY THIS
 INSTRUMENT FILED

1987 JUN -4 PM 3:47

JUDGE OF PROBATE

STATE OF ALABAMA

Shelby

COUNTY }

General Acknowledgment

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

Given under my hand and official seal this 29th day of May, A.D., 1987

James D. Mason, dba Mason Construction

BY: James D. Mason (Seal)
 James D. Mason

1. Deed Tax 15.50 (Seal)

2. Mtg. Tax 1.00 (Seal)

3. Recording Fee 2.50

4. Indexing Fee 1.00

TOTAL 19.00