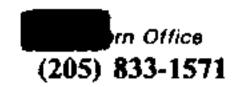
1/25/90

My Commission Expires:

Riverchase Office (205) 988-5600

Notary Public



	6
This instrument was prepared by: Name: Daniel M. Spitler, Attorney	Send Tax Notice to:  (Name) Mr. Stanley Tank Early
Name)	- 1/0 Wallord Dainta Drive
Address) Pelham, Alabama 35124	(Address) 140 Mallard Pointe Dilve Pelham, Alabama 35124
WARRANTY DEED, JOINTLY F	OR LIFE WITH REMAINDER TO SURVIVOR
STATE OF ALABAMA	
SHELBY COUNTY KNOW	ALL MEN BY THESE PRESENTS,
ONE HUNDRED TWENTY	-SIX THOUSAND FIVE HUNDRED AND NO/100 DOLLARS
nat in consideration of representation of	by the GRANTEES herein, the receipt whereof is acknowledged, we,
JAMES D. MASON d/b/a MASON C	
nerein referred to as grantors) do grant, bargain, sell at	
STANLEY TANK EARLY and wife,	
· ·	joint lives and upon the death of either of them, then to the survivor
f them in fee simple, together with every contingent ren	nainder and right of reversion, the following described real estate situated
Shelby	County, Alabama to-wit:
Lot 24, according to the survey of	Mallard Pointe Subdivision, as recorded in Map
	ice of Shelby County, Alabama; being situated in
Shelby County, Alabama.	
SUBJECT TO:  Building setback line of 40 feet :	reserved from Mallard Pointe Drive as shown by
plat.	
Public utility easements as shown by	by recorded plat, including a 10 foot drainage :
easement, 5 feet on either side of	lot.
Restrictions, covenants and condition of Shalbu	ons as set out in instrument recorded in Real 109
page 39 in Probate Office of Shelby Transmission Line Permit to Alabama	Power Company as shown by instrument recorded in
Deed Book 127 page 395 in Probate O	ffice of Shelby County, Alabama.
Right of Way granted to South Centr	al Bell by instrument recorded in Deed Book 202
and Real 98 page 98 in Pro	bate Office of Shelby County, Alabama.
Easement to Alabama Power Company a	s shown by instrument recorded in Real 114 page
161 in Probate Office of Shelby Cou	shown by instrument recorded in Real 114 page 290
` in Drobata Office of Shelby County,	Alabama. ·
	be underground sebles resembled in Real II/
page 590 and covenants pertaining t	thereto recorded in Real 117 page 593 in Probate
Office of Shelby County, Alabama.	and south Control Ball as shown by instrument
Easement to Plantation Pipeline a	and South Central Bell as shown by instrument cobate Office of Shelby County, Alabama.
Mineral and mining rights if not ow	med by Grantor.
\$100,000.00 of the purchase price r	recited above was paid from a mortgage loan closed
simultaneously herewith.	
TO HAVE AND TO HOLD to the said GRANTE	ES for and during their joint lives and upon the death of either of them,
hen to the survivor of them in fee simple, and to the h	eirs and assigns for such survivor forever, together with every contingent
emainder and right of reversion.	The state of the s
And I (we) do for myself (ourselves) and for my (our)	heirs, executors, and administrators covenant with the said GRANTEES, d in fee simple of said premises; that they are free from all encumbrances,
neir neirs and assigns, that I am (we are) lawtumy scized inless otherwise noted above: that I (we) have a good ri	ght to sell and convey the same as aforesaid; that I (we) will and my (our)
eirs, executors and administrators shall warrant and de	fend the same to the GRANTEES, their heirs and assigns forever, against
he lawful claims of all persons.	
- 40 00	into set hand(s) and seal(s), this
iu y Oi	<b>-</b> ►
WITNESS Derd tay 2650	$\mathcal{S}$
STATE REAL A. SHELBY La	( dome - 1) Do
TICERTIEN THIS / On Sea	
INSTRUMENT WAS FILLE 3000	James D. Mason d/b/a Mason Construction Co
88 FEB -2 AH 9: 33	il) (Scal)
00 FED - 2 AIT 3- 00 (Sea	al) (Seal)
STATE OF ATABAMA COUNTY COUNTY General	
SHELBY SOURCE OF THOUSENED COUNTY General	al Acknowledgment
the undersigned	a Notary Public in and for said County, in said State,
nereby certify that <u>James D. Mason d/b/a Ma</u>	son Construction Co.
whose name <u>1s</u> signed to the foregoing	g conveyance, and who18 known to me, acknowledged before me
on this day, that being informed of the contents of the	e conveyance he executed the same voluntarily
on the day the same bears date.	20.3
Given under my hand and official seal t	his 29th day of January A.D., 19 88