

This form furnished by:

**Cahaba Title, Inc.**

Riverchase Office  
(205) 988-5600

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(205) 833-1571

This instrument was prepared by:  
(Name) Courtney H. Mason, Jr.  
(Address) PO Box 360187  
Birmingham, AL 35236-0187

Send Tax Notice to:  
(Name) Robert C. Baker, Jr.  
(Address) 2907 Dublin Drive  
Helena, Alabama 35080

**WARRANTY DEED**

STATE OF ALABAMA  
Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty eight thousand nine hundred & 00/100ths (\$68,900.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

James D. Mason d/b/a Mason Construction Company  
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto  
Robert C. Baker, Jr., a single man

(herein referred to as grantee, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to-wit:

Lot 22, according to the survey of Braelinn Village, Phase I, as recorded in  
Map Book 11 page 100 in the Probate Office of Shelby County, Alabama; being  
situated in Shelby County, Alabama

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

\$65,450.00 of the above recited purchase price was paid from a mortgage loan  
closed simultaneously herewith.

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STATE OF ALA. SHELBY  
I CERTIFY THIS  
INSTRUMENT WAS FILED

88 JUN -3 PM 2:20

Thomas A. Shanderson, Jr.  
JUDGE OF PROBATE

1. Deed Tax \$ 3.50  
2. Mtg. Tax  
3. Recording Fee 2.50  
4. Indexing Fee 1.00  
TOTAL 7.00

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, I (we) have hereunto set my (our) hand(s) and seal(s) this 31st  
day of May, 19 88

(Seal)  
(Seal)  
(Seal)

James D. Mason d/b/a Mason Construction Company (Seal)  
(Seal)  
(Seal)

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 d/b/a Mason Construction Company

whose name(s) 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 31st day of May, 19 88

3/10/91

My Commission Expires:

Notary Public