

This form furnished by:

**Cahaba Title, Inc.**

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This instrument was prepared by:

(Name) Courtney H. Mason, Jr.

(Address) PO Box 360187

Birmingham, AL 35236-0187

Send Tax Notice to:

(Name) Arthur A. Bolduc

(Address) 5180 Jameswood Circle

Birmingham, Alabama 35244

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

(\$159,180.00)

That in consideration of One hundred fifty nine thousand one hundred eighty & 00/100ths 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

Arthur A. Bolduc and wife, Kathleen M. Bolduc  
(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 19 according to the survey of Jameswood, Second Sector, as recorded in Map Book 11, Page 108 in the Probate Office of Shelby County, Alabama. All 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.

James D. Mason d/b/a Mason Construction Company is one and the same person as James Mason d/b/a Jim Mason Construction Co.

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

1. Deed Tax \$ 48.00  
2. Mtg. Tax         
3. Recording Fee 2.50  
4. Indexing Fee 1.00  
TOTAL 51.50

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, we have hereunto set our hand(s) and seal(s), this 14th day of June, 19 88

WITNESS

STATE OF ALA. SHELBY COUNTY  
I CERTIFY THIS INSTRUMENT WAS FILED  
88 JUN 20 PM 1:10  
(Seal) (Seal) (Seal)

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

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned James D. Mason d/b/a Mason Construction Company a Notary Public in and for said County, in said State, hereby certify that 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 14th day of June A.D. 19 88

3/10/91

My Commission Expires:

Notary Public