

Send Tax Notice to:

(Name) J. Don Yeager
(Address) 2803 St. Patrick Place
Helena, Alabama 35080

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVENTY TWO THOUSAND TWO HUNDRED AND NO/100TH (\$72,200.00)--- 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

J. Don Yeager and wife, Maureen Yeager

(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 27, 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, limitations, if any, of record.

\$64,950.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY AS DEFINED BY THE CODE OF ALABAMA.

BOOK 216 PAGE 377

STATE OF ALA. SHERIFF
I CERTIFY THIS
INSTRUMENT WAS FILED

88 DEC -5 PM 2:20

Thomas P. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 750
2. Mtg. Tax
3. Recording Fee 250
4. Indexing Fee 100
TOTAL 1100

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 1st day of December, 19 88.

WITNESS

(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, a Notary Public in and for said County, in said State,
hereby certify that JAMES D. MASON d/b/a MASON CONSRUCTION COMPANY
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 executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 1ST day of DECEMBER A.D., 19 88

3/10/91

My Commission Expires: _____

Notary Public