

SEND TAX NOTICE TO:

(Name) Alice A. Gantt
 2909 Dublin Drive
 (Address) Helena AL 35080

1203

This instrument was prepared by

(Name) James A. Holliman

(Address) 1610 4th Avenue North Bessemer AL 35020

Form 1-1-27 Rev. 1-86

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA
 JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seventy Thousand Nine Hundred and No/100-----Dollars

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, a married man, d/b/a Mason Construction Company

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Alice A. Gantt

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

Lot 21, 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:

1. Taxes for the year 1989.
2. Building setback line of 15 feet reserved from cul-de-sac as shown on plat.
3. Public utility easements as shown by recorded plat, including a 10 foot on rear and a 5 foot on all sides for drainage purposes.
4. Restrictions, covenants and conditions as set out in instrument recorded in Real 174 page 781 and Map Book 11 page 100.
5. Easement to Alabama Power Company in Real 167 page 419.
6. Agreement with Alabama Power Company as to underground cables in Real 166 page 64 and covenants pertaining thereto recorded in Real 166 page 77.
7. Mineral and mining rights.

\$67,573.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

NOTE: The property conveyed herein does not constitute the homestead of the Grantor or his spouse.

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 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 said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 17th day of February, 1989

STATE OF ALA. SHELBY
 I CERTIFY THIS
 INSTRUMENT WAS FILED
 89 FEB 23 AM 9:43

JUDGE OF PROBATE

STATE OF ALABAMA
 JEFFERSON

COUNTY

1. Deed (Seal) \$ 3.50

2. Mtg Tax

3. Recording Fee 2.50

4. Indexing Fee 1.00

General Acknowledgment

TOTAL 2.00

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 James D. Mason d/b/a Mason Construction Company 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 17th day of February, A. D., 1989.