

This form furnished by:

**Cahaba Title, Inc.**

Eastern Office  
(205) 833-1571

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(205) 988-5600

This instrument was prepared by:

(Name) Courtney H. Mason, Jr.

(Address) PO Box 360187

Birmingham, AL 35236-0187

Send Tax Notice to:

(Name) Gina L. Baker

(Address) 2802 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 nine thousand nine hundred & NO/100ths (\$79,900.00) 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

(herein referred to as grantors) do grant, bargain, sell and convey unto

Gina L. Baker and Robert A. Berry

(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 50, 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 the Town of Helena, Shelby County, Alabama.

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

\$79,303.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

*THIS PROPERTY IS NOT THE GRANTOR'S HOMESTEAD.*

1. Deed Tax \$ 1.00  
2. Mtg. Tax         
3. Recording Fee 2.50  
4. Indexing Fee 1.00  
TOTAL 4.50

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, I James D. Mason have hereunto set my        hand(s) and seal(s), this 30th day of March, 19 89.

WITNESS

STATE OF ALA. SHELBY (Seal)  
I CERTIFY THIS  
INSTRUMENT WAS FILED (Seal)

89 APR -6 AM 8:42 (Seal)

James D. Mason (Seal)  
James D. Mason d/b/a Mason Construction (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 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 30th day of March A.D., 19 89

3/10/91

My Commission Expires:

Notary Public

BOOK 233 PAGE 517