

This instrument was prepared by

COURTNEY H. MASON, JR.
2032 Valleydale Road
Birmingham, Alabama 35244

1257

CORPORATION FORM 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 SEVEN THOUSAND EIGHT HUNDRED & 00/100—
(\$77,800.00) DOLLARS to the undersigned grantor, James D. Mason dba Mason
Construction a corporation, (herein referred to as the GRANTOR), in hand paid by
the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR
does by these presents, grant, bargain, sell and convey unto Barbara Sue Yeager, a
single individual (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 and right of reversion, the
following described real estate, situated in Shelby County, Alabama:

Lot 80, 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.

\$47,800.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

GRANTEES' ADDRESS: 3007 O'Connor Court, Helena, Alabama 35080-9405

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 of such survivor forever, together with every contingent
remainder and right of reversion.

And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of
said premises; that they are free from all encumbrances, that it has a good right
to sell and convey the same as aforesaid; and that it will, and its successors and
assigns shall, warrant and defend the same to the said GRANTEES, their heirs,
executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its Construction, James D. Mason dba
Mason, who is authorized to execute this conveyance, hereto set its signature and
seal, this the 21st day of July, 1989.

1. Deed Tax \$ 30.00
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 3.00
TOTAL 35.50

NOTARY PUBLIC
IN THE STATE OF ALABAMA
INSTRUMENT NO. 1257

89 JUL 25 PM 6:29

James D. Mason dba Mason Construction
By: James D. Mason
James D. Mason dba Mason, Construction

STATE OF ALABAMA
COUNTY OF SHELBY COUNTY

JUDGE OF PROBATE

I, COURTNEY H. MASON, JR., a Notary Public in and for said County, in said state,
hereby certify that James D. Mason dba Mason whose name as the Construction of
James D. Mason dba Mason, a corporation, 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, as such officer and with full authority, executed
the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 21st day of July, 1989

Notary Public

My Commission Expires March 10, 1991