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This instrument was prepared by:  
(Name) Courtney H. Mason, Jr., P.A.  
(Address) 2032 Valleydale Road  
Birmingham, Alabama 35244

Send Tax Notice to:  
(Name) Joseph O. & Katherine Bianco  
(Address) 3031 O'Conner Court  
Helena, Alabama 35080-9405

**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 FIVE THOUSAND NINE HUNDRED AND NO/100ths (\$75,900.00) - DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, James Mason d/b/a, Mason Construction Company (herein referred to as grantors) do grant, bargain, sell and convey unto Joseph O. Bianco and wife, Katherine Bianco (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 99, 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.

\$75,358.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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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 7th day of August, 19 89.

WITNESS

89 AUG 10 AM 10:09

(Seal)

(Seal)

(Seal)

James Mason d/b/a, Mason Construction Company

(Seal)

1. Doc. Tax \$ 1.00 (Seal)

2. Mtg. Tax (Seal)

3. Recording Fee 2.50

4. Indexing Fee 3.00

TOTAL 7.50

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 Mason d/b/a, Mason Construction 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 7th day of August, A.D., 19 89

3/10/01