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This instrument was prepared by:

(Name) Courtney H. Mason, Jr.
(Address) 100 Concourse Parkway, Suite 350
Birmingham, Alabama 35244

Send Tax Notice to:

(Name) Mr. Donald G. Shannon, Jr.
(Address) 2816 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 FOUR THOUSAND NINE HUNDRED AND NO/100ths (74,900.00) - 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 Company
(herein referred to as grantors) do grant, bargain, sell and convey unto

Donald G. Shannon, Jr. and wife, Allison A. Shannon
(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, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 43, according to the Survey of Braelinn Village, Phase II, as recorded in Map Book 13 page 125, 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.

\$ 74,372.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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1. Deed Tax -----	\$	<u>1.00</u>
2. Mfg. Tax -----	\$	<u>0.00</u>
3. Recording Fee -----	\$	<u>2.50</u>
4. Notary Fee -----	\$	<u>3.00</u>
5. -----	\$	<u>0.00</u>
6. -----	\$	<u>1.00</u>
Total -----	\$	<u>7.50</u>

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.

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 30th day of November, 19 89

WITNESS

STATE OF ALA. SHELBY CO
I CERTIFY THIS
INSTRUMENT WAS FILED

89 DEC -4 AM 10:17

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

3-10-91