

This form furnished by:

Cahaba Title, Inc.

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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) Ms. Carol M. Kimbrough

(Address) 2812 St. Patrick Place
Helena, Alabama 35080

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVENTY EIGHT THOUSAND FOUR HUNDRED AND NO/100ths (\$78,400.00) 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 d/b/a Mason Construction Company
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Carol M. Kimbrough, a single individual

(herein referred to as grantee, whether one or more), the following described real estate, situated in

SHELBY

County, Alabama, to-wit:

Lot 45, 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.

\$37,783.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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1. Deed Tax	\$ 41.00
2. Int. Tax	\$ 2.50
3. Recording Fee	\$ 3.00
4. Notary Fee	\$ 1.00
5. Stamp Fee	\$ 1.00
6. Certified Stamp Fee	\$ 1.00
Total	\$ 47.50

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 21st day of December

I CERTIFY THIS

INSTRUMENT WAS FILED

89 DEC 27 PM 1:01

JUDGE OF PROBATE

James D. Mason d/b/a Mason Construction Company

STATE OF ALABAMA

SHELBY

County

General Acknowledgment

I, the undersigned
in said State, hereby certify that

James D. Mason d/b/a Mason Construction Company
a Notary Public in and for said County,

whose name(s) 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 21st day of December 19 89