

This form furnished by:

**Cahaba Title, Inc.**

Eastern Office  
(205) 833-1571

Riverchase Office  
(205) 988-5600

This instrument was prepared by:

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

Send Tax Notice to:

(Name) Eric E. Larson  
(Address) 2815 St. Patrick Place  
Helena, Alabama 35080

**WARRANTY DEED**

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVENTY SIX THOUSAND NINE HUNDRED AND NO/100ths (\$76,900.00) 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

Eric E. Larson, 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 31, 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 Shelby County, Alabama.

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

\$76,300.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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

90 JUN -1 AM 11:48

*[Signature]*  
JUDGE OF PROBATE

1. Deed Tax	\$ 1.00
2. Mtg. Tax	\$
3. Recording Fee	\$ 2.50
4. Indexing Fee	\$ 3.00
5. N. Tax Fee	\$
6. Certified Fee	\$ 7.00
Total	\$ 7.50

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 30th  
day of May, 19 90

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

*[Signature]* (Seal)  
James D. Mason d/b/a Mason Construction Company.  
(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(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 30th day of May, 19 90

My Commission Expires: 3-10-91

Notary Public