

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, Alabama 35244

Send Tax Notice to:

(Name) James D. O'Brien
(Address) 2706 Beachmont Parkway
Helena, AL 35080

WARRANTY DEED

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY THOUSAND AND NO/100ths

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 dba Mason Construction Company

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

James R. O'Brien, 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 62, according to the Survey of Braelinn Village, Phase III, as recorded in
Map Book 14, Page 42, 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.

\$79,407.00 of the above-recited purchase price was paid from a mortgage loan closed
simultaneously herewith.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY AS DEFINED BY THE CODE OF ALABAMA.

BOOK 302 PAGE 662

1	1.00
2	2.50
3	3.00
4	1.00
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 27th
day of July 19 90

STATE OF ALA. SHELBY CO.

I CERTIFY THIS
INSTRUMENT WAS FILED

90 JUL 30 AM 10:20

STATE OF ALABAMA PROBATE
Shelby County

General Acknowledgment

I, **THE UNDERSIGNED**
in said State, hereby certify that **JAMES D. MASON, A MARRIED MAN**

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 27th day of July 19 90

My Commission Expires:

Notary Public