

This form furnished by:

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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. Robert J. Hickman  
(Address) 1457 Secretariat Drive  
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 ONE HUNDRED TWELVE THOUSAND NINE HUNDRED AND NO/100ths 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 Robert J. Hickman and wife, Jennifer A. Hickman (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 35, according to the Survey of Dearing Downs, 6th Addition, Phase II, Final Plat, as recorded in Map Book 11 page 80 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

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

\$90,300.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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

1. Deed Tax	23.00
2. Mfg. Tax	0.00
3. Recording Fee	3.00
4. Indexing Fee	3.00
5. No. of Pages	1.00
6. Combined Fee	1.00
Total	24.50

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 20th day of February, 19 91

WITNESS

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

91 FEB 25 AM 10:49

(Seal)

(Seal)

(Seal)

James D. Mason (Seal)  
James D. Mason d/b/a Mason Construction Company (Seal)

(Seal)

STATE OF ALABAMA  
SHELBY

JUDGE OF PROBATE

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 20th day of February, A.D., 19 91

3-10-91

Notary Public

BOOK 330 PAGE 718