

This form furnished by: **Cahaba Title, Inc.**

Eastern Office
(205)833-1571
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(205)988-5800
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This instrument was prepared by:
(Name) Mason & Fitzpatrick, P.C.
(Address) 100 Concourse Parkway Suite 350
Birmingham, Alabama 35244

Send Tax Notice to:
(Name) Felix Alton Hester
(Address) 1960 Gallant Fox 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 SEVENTY NINE 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 dba Mason Construction Company
(herein referred to as grantors) do grant, bargain, sell and convey unto
Felix Alton Hester and wife, Christi Bene' Hester

(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 Amended Map of Deraing Downs, Ninth Addition, Phase II, recorded in Map Book 15, Page 10, 1 nthe Probate Office of Shelby County, Alabama.

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

\$78,651.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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

BOOK 339 PAGE 539

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

91 APR 23 AM 10:26

JUDGE OF PROBATE

1. Dead Tax	1.50
2. Mtg. Tax	5.50
3. Recording Fee	3.40
4. Indexing Fee	1.00
5. No Tax Fee	1.00
6. Certified Copy	1.00
Total	8.00

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 18th day of April, 19 91.

WITNESS

(Seal)

(Seal)

(Seal)

James D. Mason dba Mason Construction Company

BY: James D. Mason (Seal)
James D. Mason dba 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, a married man 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 18th day of April, A.D., 19 91

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES