

This form furnished by:

**Cahaba Title, Inc.**

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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) J. Michael Windsor  
(Address) 103 Pintail Drive  
Pelham, Alabama 35124

**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 TWENTY THOUSAND 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

(herein referred to as grantors) do grant, bargain, sell and convey unto

J. Michael Windsor and wife, B. Ann Windsor

(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 3, according to the Survey of Mallard Pointe Subdivision, First Addition, recorded in Map Book 11, Page 86 in the Probate Office of Shelby County, Alabama.

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

\$96,000.00 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.

STATE OF ALABAMA  
I CERTIFY THIS  
INSTRUMENT WAS FILED

91 AUG -1 AM 10: 25

JUDGE OF PROBATE

1. Doc. Tax 124.00  
2. Notary Fee 25.00  
3. Recording Fee 2.00  
4. No Tax Payment 0.00  
5. Certified Document 7.00  
Total 158.00

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 of 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 30th day of July, 19 91.

WITNESS

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

James D. Mason DBA Mason Construction  
BY: James D. Mason (Seal)  
\_\_\_\_\_  
(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 30th day of July, A.D., 19 91

COURTNEY H. MASON, JR.  
MY COMMISSION EXPIRES

Commission Expires

3-5-

Notary Public

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