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This instrument was prepared by:
(Name) Courtney Mason & Associates
(Address) 100 Concourse Parkway Suite 350
Birmingham, Alabama 35244

Send Tax Notice to:
(Name) David M. Payne
(Address) 1629 Keeneland 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 TWENTY TWO 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

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

David M. Payne and wife, Dana L. Payne

(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 33, according to the Survey of Dearing Downs, Tenth Addition as recorded in Map Book 14 Page 86 A&B, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

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

\$116,750.00 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

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CLERK OF PROBATE

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 James D. Mason dba Mason Construction have hereunto set my hand(s) and seal(s), this 19TH day of August, 19 91.

WITNESS

David M. Payne 6.50
Dana L. Payne 3.00
Courtney Mason 1.00
James D. Mason 13.50

(Seal)

(Seal)

(Seal)

James D. Mason dba Mason Construction

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 19th day of August, A.D., 19 91

3-545 COURTNEY MASON, JR.
MY COMMISSION EXPIRES 12-31-95