

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

Send Tax Notice to:
(Name) Phillip H. Amburgey
(Address) 1990 Riva Ridge Road
Helena, AL 35080

WARRANTY DEED

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVENTY NINE THOUSAND FIVE HUNDRED AND NO/100TH (\$79,500.00) DOLLARS

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 d/b/a Mason Construction
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Phillip H. Amburgey
(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 20, according to the Survey of Dearing Downs, Ninth Addition, Phase III, as recorded
in Map Book 15, page 41 in the Probate Office of Shelby County, Alabama.

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

\$79,884.00 of the above-recited purchase price was paid from a mortgage loan closed
simultaneously herewith.

This property is not the homestead property of the above named grantor as defined by
the Code of Alabama.

NO TAX COLLECTED

| | |
|------------------|-------------|
| 1. Deed Tax | _____ |
| 2. Mfg. Tax | _____ |
| 3. Recording Fee | <u>2.50</u> |
| 4. Indexing Fee | <u>3.00</u> |
| 5. No Tax Fee | <u>1.00</u> |
| 6. Certified Fee | <u>1.00</u> |
| Total..... | <u>7.50</u> |

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 30th
day of August 19 91

I CERTIFY THIS
INSTRUMENT WAS FILED
(Seal)
91 SEP -5 PM 12:44
(Seal)

(Seal)

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

(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 d/b/a MASON CONSTRUCTION**

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 30TH AUGUST 19 91
3-5-91 **COURTNEY MASON, JR.**
MY COMMISSION EXPIRES