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

Send Tax Notice to:  
(Name) Mr. Otis D. Terrell  
(Address) 1939 Riva Ridge Road  
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 EIGHTY THOUSAND FIVE HUNDRED AND NO/100ths (\$80,500.00) 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 Otis D. Terrell and wife, Linda M. Terrell

(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 85, according to the Amended Map of 'Dearing Downs, Ninth Addition, Phase II, recorded in Map Book 15, page 10, in the Probate Office of Shelby County, Alabama.

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

\$64,400.00 of the above precited purchase price was paid from a mortgage loan closed simultaheously herewith.

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

BOOK 379 PAGE 620

1. Deed Tax	\$ 16.50
2. Mig. Tax	\$
3. Recording Fee	\$ 2.50
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 23.00

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 17th day of December, 19 91.

WITNESS

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

91 DEC 27 AM 9:14

(Seal)

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

(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 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 17th day of December A.D., 19 91

10-23-93  
RICHARD D. MINK  
MY COMMISSION EXPIRES

Richard D. Mink