

This instrument was prepared by

Courtney Mason & Associates PC
100 Concourse Parkway Suite 350
Birmingham, Alabama 35244

leg

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 SIX THOUSAND FOUR HUNDRED & NO/100---- (\$106,400.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, Sam Masdon and wife, Shannon Masdon (herein referred to as grantors), do grant, bargain, sell and convey unto Logan S. Cook and wife, Karen J. Cook (herein referred to as GRANTEEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 56, according to the Survey of Old Mill Trace as recorded in Map Book 7 Page 99 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

BOOK 315
393 PAGE
Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$106,483.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEEES' ADDRESS: 527 CALDWELL MILL CIRCLE, BIRMINGHAM, ALABAMA 35242

TO HAVE AND TO HOLD to the said GRANTEEES 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, together with every contingent remainder and right of reversion.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 26th day of February, 1992.

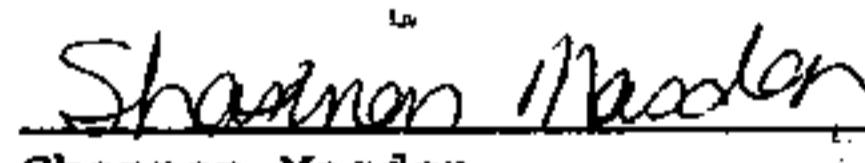
I, the undersigned,
CERTIFY THIS
INSTRUMENT WAS FILED

92 MAR -9 AM 9:58

JUDGE OF PROBATE

STATE OF ALABAMA
SHELBY COUNTY


(SEAL)
Sam Masdon


(SEAL)
Shannon Masdon

1. Tax	\$	12.50
2. Recording Fee	\$	3.50
3. Deed Fee	\$	4.00
4. Notary Fee	\$	1.00
Total \$ 17.00		

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sam Masdon and wife, Shannon Masdon whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of February A.D., 1992

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3-5-95

Notary Public