

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) Gary Reed
(Address) 1928 Callant Fox 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 EIGHTY TWO 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
Gary Reed and wife, Janice C. Reed

(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 51, according to the Survey of Dearing Downs, Ninth Addition, Phase IV, as recorded in Map Book 15, Page 96, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back line in rights of ay, limitations, if any of record.

\$65,600.00 of the above recited-purchase price was paid from a mortgage loan closed simultaneously herewith.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY FOR JAMES D. MASON AS DEFINED BY THE CODE OF ALABAMA.

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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 March, 19 92.

WITNESS

James D. Mason dba Mason Construction
BY: [Signature] (Seal)
James D. Mason (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, 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 March A.D., 19 92

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3-5-96
My Commission Expires:

[Signature]
Notary Public

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