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This instrument was prepared by:

(Name) Courtney Mason & Associates, P.C.
(Address) PO BOX 360187
Birmingham, Alabama 35236-0187

Send Tax Notice to:

(Name) Steven Pate
(Address) 1917 Gallant Fox Drive
Helena, Alabama 35080

WARRANTY DEED

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty Seven Thousand Six Hundred Sixty and no/100ths (\$87,660.00)

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 dba Mason Construction

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Steven Pate

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

Lot 74, 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 lines and rights of way, if any, of record.

\$87,711.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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

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 April, 19 92

James D. Mason dba Mason Construction
BY: [Signature] (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

County

General Acknowledgment

I, Peggy I. Murphree
in said State, hereby certify that James D. Mason

a Notary Public in and for said County.

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 day of April, 19 92

My Commission Expires: 4-9-95

[Signature]
Notary Public

05/07/1992-7600
01:47 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DO1 KOD