

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) Kerry L. Nivens

(Address) 211 Brookhollow Drive
Pelham, Alabama 35124

This instrument was prepared by

(Name) Courtney Mason & Associates, P.C.

(Address) 100 Concourse Parkway, Suite 350, Birmingham, Alabama 35244

Form 1-1-87 Rev. 1-86

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of EIGHTY FOUR THOUSAND NINE HUNDRED AND NO/100THS(\$84,900.00) 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

Kerry L. Nivens

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

Lot 77, according to the survey of Brookhollow, 1st Sector, as recorded in Map Book 17
page 103 in the Probate Office of Shelby County, Alabama; being situated in Shelby County,
Alabama.

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

\$80,650.00 of the above-recited purchase price was paid from a mortgage loan closed
simultaneously herewith.

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

Inst # 1993-41401

12/28/1993-41401
12:24 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
13.00

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 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 said GRANTEES, their heirs and assigns forever,
against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set MY hands(s) and seal(s), this 20th
day of December, 1993

(Seal)

(Seal)

(Seal)

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

(Seal)

(Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said State,
hereby certify that James D. Mason d/b/a Mason Construction
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 20th day of December, A. D., 1993

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

Notary Public.

Inst # 1993-41401