

This instrument prepared by:
S. Kent Stewart, Attorney at Law
3800 Colonnade Parkway, Suite 650
Birmingham, Alabama 35243

Send Tax Notice To:
JOYCE W. BEATY
209 Brookhollow Drive
Pelham, AL 35214

STATE OF ALABAMA
JEFFERSON COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of NINETY-SIX THOUSAND NINE HUNDRED AND NO/100'S DOLLARS (\$96,900.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, We/I, JAMES D. MASON, D/B/A MASON CONSTRUCTION, hereinafter referred to as GRANTOR, do hereby grant, bargain, sell and convey unto

JOYCE W. BEATY

hereinafter referred to as Grantee the following described real estate situated in SHELBY County, Alabama, being more particularly described as follows, to-wit:

Lot 76, according to the Survey of Brookhollow, First 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 easements, restrictions and right of ways of record.

\$77,520.00 of the consideration stated hereinabove was paid from the proceeds of a purchase money mortgage filed simultaneously herewith.

SUBJECT PROPERTY IS NOT THE HOMESTEAD PROPERTY OF THE ABOVE STATED GRANTOR AND/OR HIS SPOUSE.

TO HAVE AND TO HOLD unto the said GRANTEE, her heirs and assigns, forever, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his heirs, executors and assigns forever, against the lawful claims of all persons.

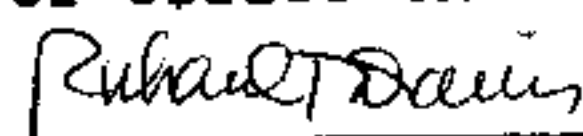
IN WITNESS WHEREOF, the undersigned GRANTORS have hereunto set their hands and seals on this the 23rd day of December, 1993.


JAMES D. MASON
D/B/A MASON CONSTRUCTION

STATE OF ALABAMA
COUNTY OF JEFFERSON

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, 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 within conveyance, that he executed the same voluntarily and on the day the same bears date.

Given under my hand and seal of office this 23rd day of December, 1993.


NOTARY PUBLIC
My Commission Expires: 2-4-95
12/31/1993-42068
11:26 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 28.00

Inst # 1993-42068