

**SHELBY COUNTY ABSTRACT & TITLE CO., INC.**

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

(Name) Carol Fite Johnston

119 Brookhollow Way

(Address) Pelham, Alabama 35124

This instrument was prepared by

(Name) Courtney Mason & Associates PC  
PO BOX 360187

(Address) Birmingham, AL 35236-0187

Form 1-1-87 Rev. 1-88

**WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama**

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ninety Three Thousand Eight Hundred Thirty and no/100ths \$93,830.00

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 d/b/a Mason Construction

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

Carol Fite Johnston, a single individual

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

Lot 44A, according to a Resurvey of Lot 44, Brookhollow, 2nd Sector as recorded in Map Book page in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

\$84,400.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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

Inst # 1994-17951

06/03/1994-17951  
02:53 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
DD1 MCD 18.00

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 31st day of May, 1994.

James D. Mason d/b/a Mason Construction

(Seal)

James D. Mason

(Seal)

(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 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 31st day of May, A. D., 1994.

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

Notary Public.

Inst # 1994-17951