

This instrument was prepared by

Courtney Mason & Associates PC
100 Concourse Parkway Suite 350
Birmingham, Alabama 35244

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY EIGHT THOUSAND NINE HUNDRED & NO/100---- (\$88,900.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I James D. Mason d/b/a Mason and Construction Company (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Larry Gene Bradford (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 20, Brookhollow Second Sector, as recorded in Map Book 17 page 141 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

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

\$78,900.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 142 Brookhollow Drive Pelham, Alabama 35124

THIS PROPERTY IS NOT THE HOMESTEAD PROPERTY OF JAMES D. MASON DBA MASON CONSTRUCTION COMPANY AS DEFINED BY THE CODE 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, we have hereunto set our hands and seals, this 16th day of March, 1995.

JAMES D. MASON DBA MASON CONSTRUCTION
COMPANY
BY: James D. Mason (SEAL)
JAMES D. MASON

(SEAL)
03/17/1995-06974
09:16 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
General Acknowledgment
001 HCB

STATE OF ALABAMA
SHELBY COUNTY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James D. Mason d/b/a Mason and Construction Company 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 16th day of March A.D., 1995

Reggie D. McPherson
Notary Public
2/20/99

Inst # 1995-06974