

Inst # 1995-17093

06/29/1995-17093
02:46 PM CERTIFIED

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:R. Shan Paden
PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

R. GREG DAVIS
112 WILD FLOWER TRAIL
ALABASTER, AL 35007

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of NINETY SIX THOUSAND NINE HUNDRED and 00/100 (\$96,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, JAMES D. MASON D/B/A MASON CONSTRUCTION (herein referred to as GRANTORS) do grant, bargain, sell and convey unto R. GREG DAVIS, A MARRIED PERSON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 24, ACCORDING TO THE AMENDED MAP OF THE MEADOWS, PLAT I, AS RECORDED IN MAP BOOK 19 PAGE 10. IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1994 which constitutes a lien but are not yet due and payable until October 1, 1995.
2. 20 foot building line as shown on recorded map.
3. 10 foot easement on west side and 15 foot easement on east side of lot as shown on recorded map.
4. Restrictions as shown on recorded map.
5. Restrictions appearing of record in Instrument #1994-33102.
6. Right-of-Way granted to Alabama Power Company recorded in Volume 126, page 172.
7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Volume 322, page 3.

\$87,200.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, 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, 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 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, JAMES D. MASON D/B/A MASON CONSTRUCTION, have hereunto set his, her or their signature(s) and seal(s), this the 28th day of June, 1995.

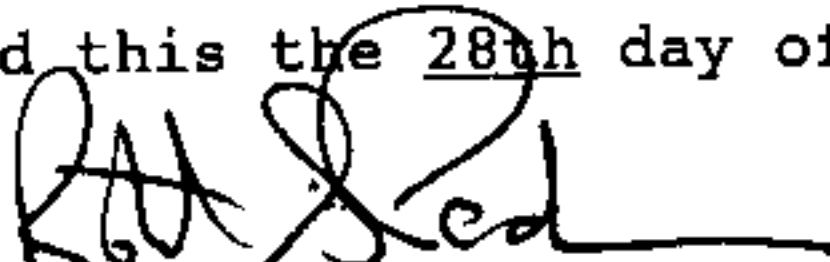

JAMES D. MASON D/B/A MASON CONSTRUCTION

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

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(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 28th day of JUNE, 1995.


Notary Public

My commission expires:

7/16/98

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SHELBY COUNTY JUDGE OF PROBATE
002 SNA 21.00