

This instrument was prepared by

Courtney Mason & Associates PC  
1904 Indian Lake Drive, Ste 100  
Birmingham, Alabama 35244

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY EIGHT THOUSAND ONE HUNDRED FIFTY & NO/100---- (\$88,150.00) 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 Construction (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Lessie D. Gaddis, 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 14, according to the Survey of The Meadows, Plat 2, as recorded in Map Book 20 page 17 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.

\$88,037.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 184 Jasmine Drive Alabaster, Alabama 35007

THIS PROPERTY IS NOT THE HOMESTEAD PROPERTY OF JAMES D. MASON DBA MASON CONSTRUCTION CO. AS DEFINED BY THE CODE OF 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, I have hereunto set my hand and seal, this 31st day of January, 1996.

James D. Mason d/b/a Mason Construction  
By: 

(SEAL)

Inst James 1996-03522

02/02/1996-03522  
08:37 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCP 9.00  
General Acknowledgment

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 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 January A.D., 1996

  
Notary Public

COURTNEY H. MASON, JR.  
MY COMMISSION EXPIRES  
3/5/99

Inst # 1996-03522