

This instrument was prepared by

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

Inst # 1996-06701

03/01/1996-06701

11:48 AM CERTIFIED

WARRANTY DEED SHELBY COUNTY JUDGE OF PROBATE
001 SNA 14.00

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED SEVEN THOUSAND NINE HUNDRED & NO/100----
(\$107,900.00) 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 Construction Co. (herein referred to as grantor, whether one or more),
grant, bargain, sell and convey unto James Ronald Stutts, 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 110, according to the Survey of Weatherly, Brentwood, Sector 15, Phase
Two, as recorded in Map Book 20 page 8, 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.

\$102,500.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

GRANTEES' ADDRESS: 237 Brentwood Drive, Alabaster, Alabama 35007.

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 29th day of
February, 1996.

James D. Mason d/b/a Mason Construction Co.
By: [Signature] (SEAL)
James D. Mason

STATE OF ALABAMA

SHELBY COUNTY 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 Co. 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 29th day of February A.D., 1996

[Signature]
Notary Public 2-20-99

PEGGY I. MURPHREE
MY COMMISSION EXPIRES
2/20/99