

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 ONE HUNDRED THOUSAND NINE HUNDRED & NO/100----
(\$100,900.00) 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 (herein referred to as grantor, whether one or more),
grant, bargain, sell and convey unto Joseph Pete Lovoy, Jr., 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 40, according to the Survey of Oakwood Village, Phase One, as recorded in
Map Book 19, Page 163, in the Probate Office of 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.

\$103,592.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

GRANTEES' ADDRESS: 145 Palm Drive Alabaster, Alabama 35007

THIS PROPERTY IS NOT THE HOMESTEAD PROPERTY OF JAMES D. MASON DBA MASON
CONSTRUCTION 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 28th day of March,
1996.

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

03/29/1996-10272
10:35 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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 28th day of March A.D., 1996

[Signature]
Notary Public

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

Inst # 1996-10272