

This instrument was prepared by:

(Name) Douglas M. Kent II(Address) P.O. Box 9Pelham, Alabama 35124Send Tax Notice to: James D. Mason(Name) DBA Mason Construction(Address) P.O. Box 965Pelham, Al. 35124**WARRANTY DEED****STATE OF ALABAMA**Shelby COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**That in consideration of Sixteen thousand nine hundred dollars and no/100-----
(\$16,900.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, For

Douglas M. Kent II and Peggy S. Kent

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

James D. Mason DBA Mason Constructiontherein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to wit:Lot 51, according to the Survey of Buck Creek Landing as recorded in
Map Book 20, Page 136 in the Probate Office of Shelby County, Alabama; being
situated in Shelby County, Alabama.

Subject to:

Easements and restrictions of record.

All of the above recited consideration was was paid from a mortgage loan closed simultaneously
herewith.

Inst # 1996-16180

05/17/1996-16180
03:06 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCD 9.50

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 (we) have hereunto set my (our) hand(s) and seal(s) this 8th
day of May, 19 96

(Seal)

(Seal)

(Seal)

Douglas M. Kent II

(Seal)

Peggy S. Kent

(Seal)

(Seal)

STATE OF ALABAMAShelby

County }

General Acknowledgment

I, Brenda H. Clayton
in said State, hereby certify that Douglas M. Kent II and Peggy S. Kent

a Notary Public in and for said County.

whose name(s) are signed to the foregoing conveyance, and who are ~~is~~ known to me, acknowledged before me on this
day that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bear dateGiven under my hand and official seal, this 8th day of May, 19 96My Commission Expires: 4/07/97

Notary Public

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