

This instrument was prepared by:
(Name) Douglas M. Kent II
(Address) P.O. Box 9
Pelham, Alabama 35124

Send Tax Notice to: James D. Mason
(Name) DBA Mason Construction
(Address) P.O. Box 965
Pelham, AL. 35124

WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Eighty four thousand five hundred dollars and no/100-----
(\$84,500.00)

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

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 Construction

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:

Lots 17, 50, 52, 54, & 55
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 paid from a mortgage loan closed simultaneously herewith.

Inst # 1996-17002

05/24/1996-17002
03:14 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HCD 9.50

TO HAVE AND TO HOLD, To the said GRANTÉE, 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 ALABAMA

Shelby County } **General Acknowledgment**

I, Brenda H. Clayton a Notary Public in and for said County,
in said State, hereby certify that Douglas M. Kent II and Peggy S. Kent

whose name(s) are signed to the foregoing conveyance, and who are 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 bears date.

Given under my hand and official seal, this 8th day of May, 19 96

4/27/97
My Commission Expires:

Brenda H. Clayton
Notary Public

Inst # 1996-17002