

This form furnished by: **Cahaba Title, Inc.**

Eastern Office
(205) 833-1571
FAX 833-1577

Riverchase Office
(205) 988-5600
FAX 988-5905

This instrument was prepared by:
(Name) Courtney Mason & Associates, P.C.
(Address) 1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244

Send Tax Notice to:
(Name) Courtney H. Mason, Jr.
(Address) 4272 Ashington Drive
Birmingham, Alabama 35242

CORRECTIVE

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

\$222,403.00

That in consideration of Two Hundred Twenty-Two Thousand Four Hundred Three and No/100ths DOLLARS

to the undersigned grantor Howard & Associates Construction, Inc. and Jerry Lucas, a corporation,
a married man

(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Courtney H. Mason, Jr. and wife, Carolyn B. Mason

(herein referred to as GRANTEEES), as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama, to-wit:

See Legal Description attached as Exhibit A.

This deed is being given in order to completely release the following restrictive covenants:

- 1) No mobile homes or trailers;
- 2) Any residential homes shall have a minimum of 1,500 square feet, excluding the basement;
- 3) The property shall not be used for any commercial purpose.

These restrictive covenants were included in error. It was not the grantors' intent to require any restrictive covenants to run with property described herein.

Subject property does not constitute the homestead of Jerry Lucas, as defined by the Code of Alabama.

Inst # 1996-41662
12/19/1996-41662
09:02 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 NC3 14.50

Inst # 1996-41662

TO HAVE AND TO HOLD, Unto the said GRANTEEES as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors, and assigns shall, warrant and defend the same to the said GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its _____ President,
who is authorized to execute this conveyance, has hereto set its signature and seal(s) this 19th
day of December, 19 96.

ATTEST: _____
Secretary
SEE ADDITIONAL NOTARY
ACKNOWLEDGMENT ON BACK
By C.D. Howard
C. D. Howard President

STATE OF ALABAMA
Shelby County }
Jerry Lucas
Jerry Lucas

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that C. D. Howard, whose name as _____ President of Howard & Associates Construction, Inc., a corporation, 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), (she), as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this 19th day of December A.D., 19 96.

3/26/98
My Commission Expires:

Dawn Pacer
Notary Public

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, hereby certify that Jerry Lucas, a married man, 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 SEAL THIS 18th DAY OF DECEMBER, 1996.

My commission expires:

3/26/98

Dawn Rocco

Notary Public

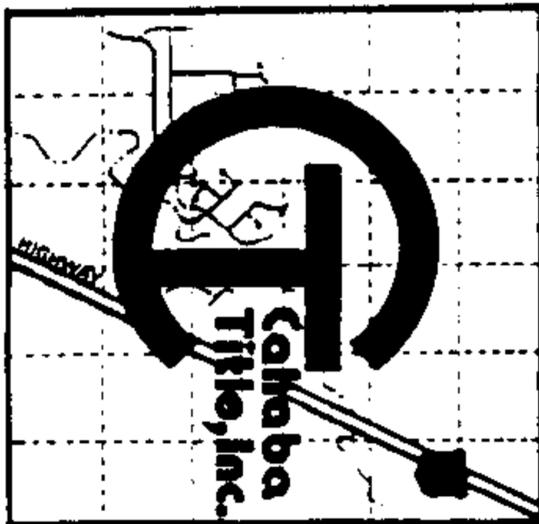
Return to:

TO

WARRANTY DEED

(Corporate form, jointly for life with remainder to survivor)

STATE OF ALABAMA
COUNTY OF



Recording Fee \$ \$
Deed Tax \$ \$

This form furnished by

Cahaba Title, Inc.

RIVERCHASE OFFICE
1900 Indian Lake Drive
Birmingham, Alabama 35244
(205) 988-5600

EASTERN OFFICE

1100 East Park Drive, Suite 302
Birmingham, Alabama 35235
(205) 833-1571

Exhibit "A"

A parcel of land in the SW 1/4 of NE 1/4; W 1/2 of SE 1/4; E 1/2 of SE 1/4 of NW 1/4; and the E 1/2 of the E 1/2 of SW 1/4 of Section 35, Township 19 South, Range 1 East, described as follows:
Begin at the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of Section 35, Township 19 South, Range 1 East; thence run North along the East line of the said 1/4 1/4 and its extension for a distance of 3963.20 feet; thence turn an angle to the left of 92 deg. 11 min. 07 sec. and run West for a distance of 297.63 feet to a point on the Southeast right of way of Shelby County Road 450; thence turn an angle to the left of 41 deg. 02 min. 18 sec. and run Southwest along the West right of way for a distance of 146.99 feet to the point of commencement of a curve to the right having a central angle of 22 deg. 58 min. and a radius of 522.25 feet; thence run along the arc of said curve for a distance of 209.34 feet; thence run along the tangent if extended to said curve for a distance of 113.39 feet to the point of commencement of a curve to the left having a central angle of 12 deg. 40 min. and a radius of 1006.13 feet; thence run along the arc of said curve for a distance of 222.43 feet; thence run along the tangent if extended to said curve for a distance of 150.16 feet to the point of commencement of a curve to the left having a central angle of 22 deg. 26 min. and a radius of 247.35 feet; thence run along the arc of said curve for a distance of 96.85 feet; thence run along the tangent if extended to said curve for a distance of 250.35 feet to the point of commencement of a curve to the right having a central angle of 14 deg. 42 min. 20 sec. and a radius of 843.71 feet; thence run along the arc of said curve for a distance of 216.55 feet; thence run along the tangent if extended to said curve for a distance of 281.65 feet to the point of commencement of a curve to the right having a central angle of 15 deg. 17 min. 30 sec. and a radius of 700.43 feet; thence run along the arc of said curve for a distance of 186.94 feet; thence run along the tangent if extended to said curve for a distance of 15.38 feet to the point of commencement of a curve to the right having a central angle of 33 deg. 41 min. 27 sec. and a radius of 139.19 feet; thence run along the arc of said curve for a distance of 81.85 feet; thence turn an angle to the left from the tangent if extended to said curve of 99 deg. 11 min. 02 sec. and run South for a distance of 1355.38 feet to a point on the North right of way of the CSX Railroad; thence turn an angle to the left of 64 deg. 58 min. 52 sec. and run Southeast for a distance of 442.38 feet; thence turn an angle to the right of 01 deg. 24 min. 01 sec. and run Southeast for a distance of 211.32 feet to the point of commencement of a curve to the right of 24 deg. 17 min. 41 sec. and a radius of 1223.98 feet; thence run along the arc of said curve for a distance of 519.00 feet; thence run along the tangent if extended to said curve for a distance of 217.92 feet; thence turn an angle to the right of 01 deg. 58 min. 31 sec. and run Southeast for a distance of 500.47 feet to the point of commencement of a curve to the left having a central angle of 07 deg. 36 min. 10 sec. and run East for a distance of 109.68 feet to the point of beginning; being situated in Shelby County, Alabama.

1996-41662

JL 12/19/1996-41662
09:02 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 14.50