

This instrument was prepared by

SEND TAX NOTICE TO:

A. VINCENT BROWN, JR.  
510 North 18th Street  
Bessemer, AL 35020

CHRIS MASON  
1214 BUNTING DRIVE  
ALABASTER AL 35007

File #9703-017

WARRANTY DEED

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA  
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED TEN THOUSAND SEVEN HUNDRED FIFTY and 00/100 (\$110,750.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, JOHN DARBY MORRISON, A SINGLE MAN (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto CHRIS MASON and APRIL MASON, A MARRIED COUPLE (herein referred to as GRANTEES, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in JEFFERSON County, Alabama to-wit:

LOT 12, BLOCK 1, ACCORDING TO THE MAP AND SURVEY OF MEADOWLARK, AS RECORDED IN MAP BOOK 7, PAGE 98, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1996, which constitutes a lien, but are not yet due and payable until October 1, 1997.
2. Transmission Line Permit to Alabama Power in Deed Book 55, Page 454.
3. Right of way to Shelby County in Deed Book 271, Page 745.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto as recorded in Book 148, Page 406
5. Restrictions appearing of record in Misc. Book 28, page 14, and variance pertaining thereto as recorded in Book 211, page 586.
6. Right of way in favor of Alabama Power Company and South Central Telephone Company by instrument (s) recorded in Deed Book 317, Page 272.
- Right of way granted to South Central Bell Telephone Company by instrument (s) recorded in Deed Book 293, Page 334.
- 35 foot building line from Bunting Drive; 10 foot utility easement along the Easterly lot line, all shown on recorded map.
- Right of way granted to South Central Bell Telephone Company by instrument (s) recorded in Deed Book 320, Page 887.

\$107,771.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

*J. D. M.*

Inst. # 1997-09844

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08:38 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
14.00

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants, with right of survivorship. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, 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, the said GRANTOR, by , its , of JOHN DARBY MORRISON, a corporation, who is authorized to execute this conveyance has hereto set its signature and seal, this the 24th day of March, 1997.

John Darby Morrison (SEAL)  
JOHN DARBY MORRISON

STATE OF ALABAMA  
JEFFERSON COUNTY

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, here by certify that whose name as of JOHN DARBY MORRISON, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation, on the day the same bears date.

Given under my hand and official seal this 24th day of March, 1997.

Kimberly Watts  
Notary Public  
My commission expires 3-3-97

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