

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

Send Tax Notice To:
Courtney H. Mason, Jr.
5254 Cahaba Valley Cove
Birmingham, AL 35242

Inst # 1997-10895

State of Alabama)
County of Shelby)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Two Hundred Forty Thousand and No/100ths (\$240,000.00) and other good and valuable consideration to the undersigned Frank R. Pierce, a single individual (herein referred to as "Grantor"), in hand paid by Courtney H. Mason, Jr. and wife, Carolyn B. Mason (herein referred to as "Grantees"), the receipt of which is hereby acknowledged, the said Grantor does by these presents, grants, bargains, sells and conveys unto the said Grantees, as tenants in common with equal rights and interest for the period or term that the said Grantees shall both survive, and unto the survivor of the said Grantees, at the death of the other, and to the heirs and assigns of such survivor in fee simple forever, such tenancy being expressly intended to create co-tenants in common for life with a contingent remainder in fee in favor of the survivor of the said Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land located in the NE 1/4 of the NW 1/4 of Section 13, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of said 1/4 1/4 Section; thence in a Westerly direction along the South line of said 1/4 1/4 Section a distance of 335.28 feet to the point of beginning; thence continue along the last described course a distance of 330.02 feet; thence 87 deg. 5 min. 20 sec. right in a Northerly direction a distance of 669.25 feet; thence 92 deg. 52 min. 2 sec. right in an Easterly direction a distance of 330 feet; thence 87 deg. 7 min. 58 sec. right in a Southerly direction 669.51 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to the following:

1. Ad valorem taxes for the current tax year which Grantees herein assume and agree to pay.
2. Subject to existing easements, rights of way, building lines, and restrictions, if any, of record.

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

By the execution and delivery of this deed, Grantor and Grantees acknowledge that it is not their intention to create a joint tenancy with right of survivorship, but on the contrary, it is their intention to create, and they do hereby create a form of concurrent ownership in the above property as tenants in common during the respective lives of the Grantees, with crosscontingent remainders in fee to and in favor of the survivor, and to the heirs, and assigns of such survivor, which interests so created in the Grantees are indestructible by the act of one of the Grantees.

04/08/1997-10895
11:15 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

TO HAVE AND TO HOLD TO THE SAID Grantees, as tenants in common and with equal rights and interest for the period or term that the said Grantees shall both survive, and unto the survivor of the said Grantees, at the death of the other and to the heirs and assigns of such survivor in fee simple forever, such tenancy being expressly intended to create co-tenants in common for life with a contingent remainder in fee in favor of the survivor of the Grantees.

IN WITNESS WHEREOF, I have set my hand and seal, this 24th day of March, 1997.

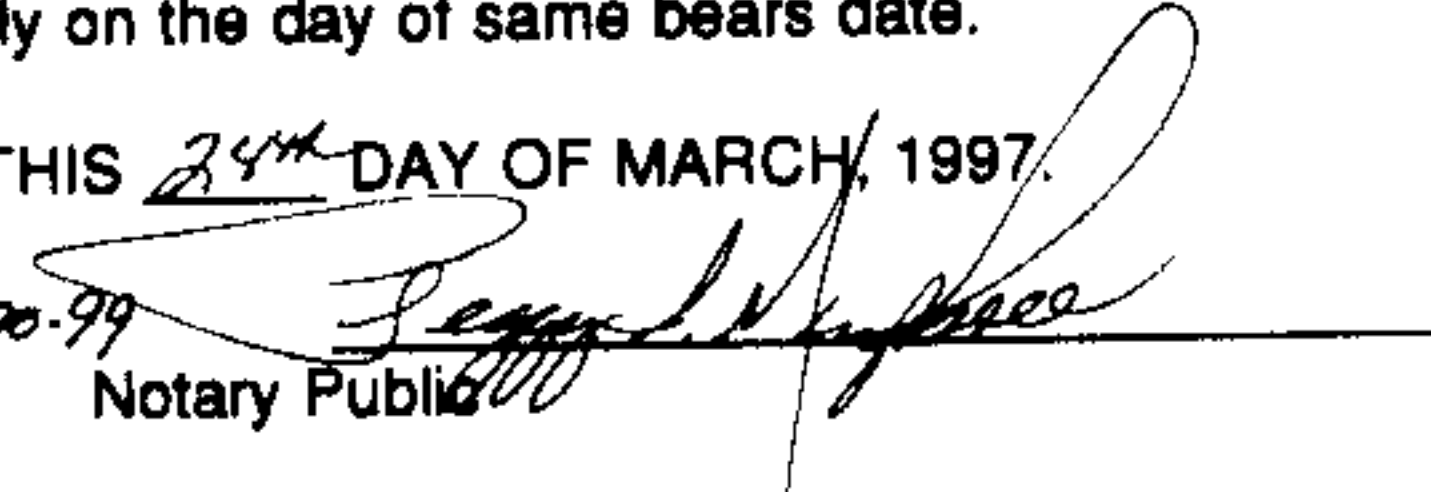

Frank R. Pierce

State of Alabama)
County of Shelby)

I, the undersigned, hereby certify that Frank R. Pierce, a single individual, 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 of same bears date.

GIVEN UNDER MY HAND THIS 24th DAY OF MARCH, 1997.

My Commission Expires: 2-20-99


Notary Public

Inst # 1997-10895

04/08/1997-10895
11:15 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00