

This instrument was prepared by
(Name) Massey, Stotser & Nichols, P.C.
(Address) P.O. Box 94308
Birmingham, Alabama 35220-4308

Send Tax Notice To: James Mason
name
4939 Eagle Crest Road
address
Birmingham, Alabama 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THREE HUNDRED FORTY EIGHT THOUSAND FIVE HUNDRED AND NO/100-----
----- DOLLARS (\$348,500.00)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Billy Wayne Cooke and wife, Debbie Williams Cooke

(herein referred to as grantors) do grant, bargain, sell and convey unto James Mason and wife, Sheri Mason

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

Lot 940, according to the Survey of Eagle Point, 9th Sector, as recorded in
Map Book 22, page 102, in the Probate Office of Shelby County, Alabama.

Subject to: (1) Taxes for the year 2005 and subsequent years. (2)
Easements, restrictions, reservations, rights-of-way, limitations, covenants
and conditions of record, if any. (3) Mineral and mining rights, if any.

\$150,000.00 of the purchase price is being paid by the proceeds of a first
mortgage loan executed and recorded simultaneously herewith.

Shelby County, AL 04/14/2005
State of Alabama
Deed Tax: \$198.50

TO HAVE AND TO HOLD Unto the said GRANTEES 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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 noted
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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 5th
day of April, 2005.

(Seal) Billy Wayne Cooke (Seal)

(Seal) Debbie Williams Cooke (Seal)

(Seal) _____ (Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, _____, a Notary Public in and for said County, in said State, hereby certify that
Billy Wayne Cooke and wife, Debbie Williams Cooke
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 they executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 5th day of April, 2005

LORRIE MAPLES PARKER
MY COMMISSION EXPIRES
OCTOBER 16, 2007
LORRIE MAPLES PARKER
MY COMMISSION EXPIRES
OCTOBER 16, 2007

