THIS INSTRUMENT PREPARED BY: Courtney Mason & Associates, PC 1904 Indian Lake Drive, Suite 100 Birmingham, Alabama 35244 STATE OF ALABAMA

GRANTEE'S ADDRESS: Carolyn B. Mason 5254 Cahaba Valley Cove Birmingham, AL 35242

## 20080317000108700 1/1 \$21.00 Shelby Cnty Judge of Probate, AL 03/17/2008 02:00:16PM FILED/CERT

## GENERAL WARRANTY DEED

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Ten Thousand and no/100ths (\$10,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, Courtney H. Mason, Jr., a married man (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey his 50% interest unto the GRANTEE, Carolyn B. Mason, (hereinafter referred to as GRANTEE), her heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 10-7, according to the Survey of Resubdivision of Lot 10, Whispering Pines Farms, as recorded in Map Book 32, Page 28, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY OF THE GRANTOR AS DEFIND BY THE CODE OF ALABAMA.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, her heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the <u>//</u>day of March, 2008.

Courtney H. Mason, Jr.

STATE OF ALABAMA )

COUNTY OF SHELBY )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Courtney H. Mason, Jr., 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 Instrument signed his name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the / day of March, 2008.

NOTARY PUBLIC

My Commission Expires:

Shelby County, AL 03/17/2008 State of Alabama

Deed Tax: \$10.00

PEGGY I. MANN
COMMISSION EXPIRES FEB 5, 2011