

**THIS INSTRUMENT PREPARED BY:**

George M. Vaughn, Esq.  
300 Cahaba Park Circle, Ste 200  
Birmingham, AL 35242

**SEND TAX NOTICE TO:**

KARLA M. MASON  
2917 RIVERWOOD TERRACE  
BIRMINGHAM, ALABAMA 35242

**WARRANTY DEED**

**STATE OF ALABAMA )**

**SHELBY COUNTY )**

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of One Hundred Twenty Eight Thousand Five Hundred and 00/100 Dollars (\$128,500.00) paid by the Grantee herein, the receipt of which is hereby acknowledged, Kathy T. Northam, an unmarried person (herein referred to as "Grantor"), does grant, bargain, sell, and convey unto Karla M. Mason (herein referred to as "Grantee"), all of his right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

LOT D, BLOCK 20, ACCORDING TO THE RE-SURVEY OF LOTS A,B,C,D,E, AND F, BLOCK 20, ACCORDING TO THE AMENDED MAP OF RIVERWOOD FOURTH SECTOR, AS RECORDED IN MAP BOOK 9, PAGE 39, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON AREA, SET FORTH IN DECLARATION RECORDED IN MISC. BOOK 39, PAGE 880, IN SAID PROBATE OFFICE.

\*\$126,170.00 of the above-recited purchase price was paid from a first mortgage loan closed simultaneously herewith

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, and her assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and her assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has hereunto set his hands and seals, this 16<sup>th</sup> day of APRIL, 2010.



KATHY T. NORTHAM

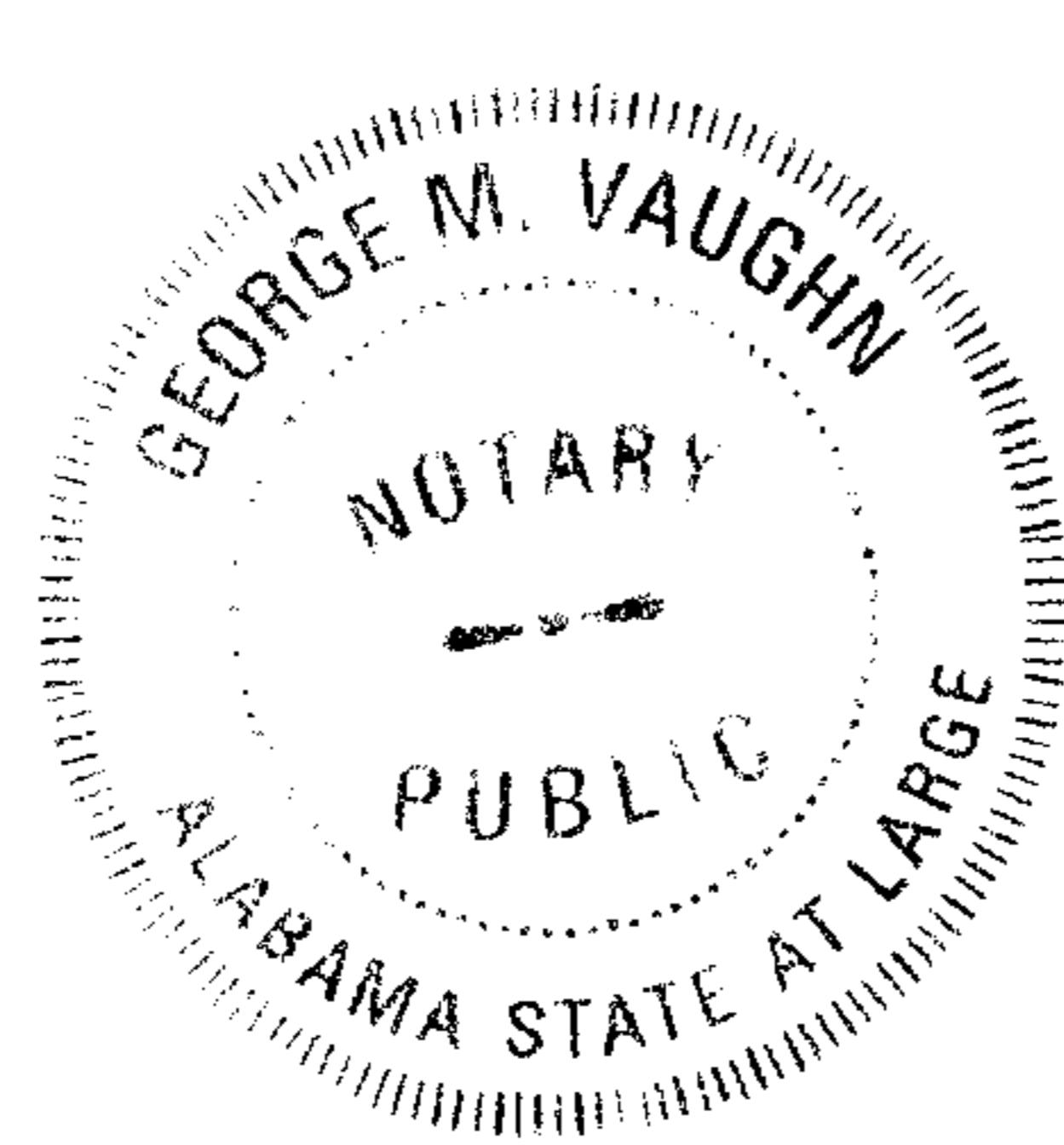
**STATE OF ALABAMA )**  
**SHELBY COUNTY )**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, KATHY T. NORTHAM, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16<sup>th</sup> day of APRIL, 2010.

Notary Public

My Commission Expires: 9-29-2010



20100506000141430 1/1 \$13.50  
Shelby Cnty Judge of Probate, AL  
05/06/2010 10:47:14 AM FILED/CERT  
Shelby County, AL 05/06/2010  
State of Alabama  
Deed Tax : \$2.50