

IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA

Defendants,

))))))))

20140428000124810 1/2 \$17.00
Shelby Cnty Judge of Probate, AL
04/28/2014 09:36:13 AM FILED/CERT

THIS INSTRUMENT PREPARED BY
James D. Mason
P.O. Box 965
Pelham, Alabama 35124

GRANTEE'S ADDRESS
Elizabeth Lawton Mason & Erin Elizabeth Mason
3713 Wyngate Cove
Birmingham, Alabama 35242

PLAINTIFF'S
EXHIBIT

A

JOINT SURVIVORSHIP DEED

STATE OF ALABAMA,
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One Thousand and 00/100 (\$1000.00) DOLLARS and other goods and valuable consideration, this day in hand paid to the undersigned GRANTOR, (herein after referred to as GRANTOR) James D. Mason, a single individual, the receipt hereby is acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, Erin Elizabeth Mason and Elizabeth Lawton Mason (herein after referred to as GRANTEE), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 22, according to the survey of Harbor Towne, as recorded in Map Book 13 Page 74, in the Probate Office of Shelby County, Alabama, being situated in Shelby County.

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

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, 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 GRANTEE 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 GRANTEE herein shall take as tenants in common, 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 signature and seal this the 14th day of January 2009.

James D. Mason

STATE OF ALABAMA

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James D. Mason, 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 the same bears date.

GIVEN UNDER MY HAND THIS 14th DAY OF JANUARY, 2009.

NOTARY PUBLIC

My commission expires: 8-13-2011

200901200000124810 1/1 \$12.00
Shelby Only Judge of Probate, AL
01/20/2009 10:31:35AM FILED/CERT

Shelby County, AL 01/20/2009
State of Alabama

Deed Tax: \$1.00

20140428000124810 2/2 \$17.00

Shelby Cnty Judge of Probate, AL
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