

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE HUNDRED TWENTY FIVE THOUSAND FOUR HUNDRED DOLLARS & 00/100 (\$125,400.00) to the undersigned grantor, AWTREY BUILDING CORPORATION, INC. a corporation, (hereinafter referred to as GRANTOR) does by these presents, grant, bargain, sell and convey unto JOHN K. FRAZIER and DONNA C. FRAZIER (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 420, according to the Eleventh Addition to Riverchase Country Club, as recorded in Map Book 8, Page 160, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions and rights of way of record.

\$95,400.00 of the purchase price is secured by a first mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its President, H. ALBERT AWTREY, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 31st day of January, 1985.

ATTEST:

AWTREY BUILDING CORPORATION, INC.



H. ALBERT AWTREY, ITS PRESIDENT

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that H. ALBERT AWTREY, President of AWTREY BUILDING CORPORATION, INC., a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 31st day of January, 1985.

Commission Expires:


NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
J. DAN TAYLOR/SMYER, WHITE
TAYLOR, PUTT & CAMPBELL
2025 FOURTH AVENUE NORTH
BIRMINGHAM, ALABAMA 35203

SEND TAX NOTICE TO:
John K. Frazier
2021 Sweetgum Drive
Hoover, Alabama 35244

1985 FEB -4 AM 10:58

JUDGE

Deed TAX 30.00
Rec 2.50
Jud 1.00
33.50