

This instrument was prepared by

Send Tax Notice To: CHARLES LEONARD FRAZIER

(Name) ANTHONY D. SNABLE, ATTORNEY  
2700 HIGHWAY 280 SOUTH, SUITE 101-W  
(Address) BIRMINGHAM, ALABAMA 35223

name  
103 CAMBRIAN WAY  
BIRMINGHAM, ALABAMA 35242  
address

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTY THOUSAND AND NO/100 (\$60,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

ALVA C. CAINE, A MARRIED MAN

(herein referred to as grantors) do grant, bargain, sell and convey unto

CHARLES LEONARD FRAZIER AND MILDRED BEGGS 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:

UNIT 103, IN THE CAMBRIAN WOOD CONDOMINIUM, LOCATED IN SHELBY COUNTY, ALABAMA, AS ESTABLISHED BY DECLARATION OF CONDOMINIUM, BY LAWS AND AMENDMENTS THERETO AS RECORDED IN MISC. BOOK 12, PAGE 87, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND AMENDED BY MISC. BOOK 13, PAGE 2; MISC. BOOK 13, PAGE 4 AND MISC. BOOK 13, PAGE 344, IN SAID PROBATE OFFICE, TOGETHER WITH AN UNDIVIDED .0111225% INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION.

SUBJECT TO AD VALOREM TAXES FOR THE CURRENT TAX YEAR.  
SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.  
MINERAL AND MINING RIGHTS EXCEPTED.

\$ 54,000.00 OF THE PURCHASE PRICE RECITED ABOVE WAS PAID BY A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HERewith.

THE GRANTOR HEREBY CERTIFIES THAT THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD AS DEFINED BY CODE SECTION 6-10-2 OF SAID GRANTOR.

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, I have hereunto set MY hand(s) and seal(s), this 23RD day of AUGUST, 19 89.

WITNESS:

1. Deed Tax ----- \$ 6.00  
2. Mtg. Tax ----- \$ (Seal)  
3. Recording Fee ----- \$ 2.50  
4. Indexing Fee ----- \$ 3.00 (Seal)  
5. No Tax Fee ----- \$  
6. Certified Stamp Fee -- \$ 1.00 (Seal)

STATE OF ALABAMA ----- \$ 12.50

JEFFERSON COUNTY

Alva C. Caine (Seal)  
ALVA C. CAINE (Seal)  
(Seal)

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that ALVA C. CAINE, 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 conveyance HE executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23RD day of AUGUST, A. D., 1989

Return to:  
Anthony D. Snable, Attorney  
2700 HIGHWAY 280 SOUTH, SUITE 101  
BIRMINGHAM, ALABAMA 35223

My commission expires:

(SEAL)