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This instrument prepared by:
Stewart, Davis & Humphrey, P.C.
3800 Colonnade Parkway, Suite 650
Birmingham, Alabama 35243

Send Tax Notice to:
ROSE MARIE FRASER
3005 Brook Highland Dr.
Birmingham, AL 35242

STATE OF ALABAMA
JEFFERSON COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN AND NO/100'S DOLLARS (\$10.00) AND THE ASSUMPTION OF THAT CERTAIN MORTGAGE FROM JAMES W. FRASER AND WIFE, LINDA GAIL FRASER TO FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF BESSEMER DATED FEBRUARY 13, 1978 AND FILED FOR RECORD IN VOLUME 374, PAGE 668 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, to the undersigned GRANTORS, in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, WE, JAMES W. FRASER AND WIFE, LINDA GAIL FRASER, (herein referred to as GRANTORS), grant, bargain, sell and convey unto

ROSE MARIE FRASER

(herein referred to as GRANTEE), the following described real property, situated in SHELBY County, Alabama, to-wit:

Commence at the Northeast Corner of the SE 1/4 of the NW 1/4 of Section 23, Township 20 South, Range 3 West; run thence in a Westerly direction along the North Line of said 1/4-1/4 Section for a distance of 135.35 feet to the point of beginning; thence turn an angle to the left of 91 degrees 20 minutes and in a Southerly direction for a distance of 194.76 feet; thence turn an angle to the left of 90 degrees and in an Easterly direction for a distance of 190.0 feet; thence turn an angle to the left of 90 degrees and in a Northerly direction for a distance of 229.26 feet; thence turn an angle to the left of 90 degrees and in a Westerly direction for a distance of 190.0 feet; thence turn an angle to the left of 90 degrees and in a Southerly direction for a distance of 34.50 feet to the point of beginning, containing 1 acre, more or less, and being situated in Shelby County, Alabama.

Subject to easements, restrictions and right of ways of record.

TO HAVE AND TO HOLD to the said Grantee, her heirs and assigns forever.

And We do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, her heirs and assigns, that We are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that We have a good right to sell and convey the same as aforesaid; that We will and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this the 18th day of May, 1993.

James W. Fraser
James W. Fraser

Linda Gail Fraser
Linda Gail Fraser

Inst # 1993-16314

06/07/1993-16314
12:53 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 9.50

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that James W. Fraser and wife, Linda Gail Fraser, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 18th day of May, 1993.

Cynthia A. Barham
Notary Public
My Commission Expires: 9/30/96

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