

State of Alabama

Shelby

County

Know All Men By These Presents.

That in consideration of One and no/100 (\$1.00) -----DOLLARS  
and a purchase money mortgage in the amount of \$60,000.00.

to the undersigned grantor Patrick K. Smith, an unmarried man

in hand paid by James Fraser and wife, Michele Fraser

the receipt whereof is acknowledged I the said Patrick K. Smith, an unmarried man

do grant, bargain, sell and convey unto the said  
James Fraser and wife, Michele Fraser

as joint tenants, with right of survivorship, the following described real estate; situated in

Shelby

County, Alabama, to-wit:

The north 18.5 acres, more or less of the northeast quarter of the southwest quarter of Section 8, Township 21 South, Range 3 West of the Huntsville Principal Meridian, Shelby County, Alabama, being more particularly described as follows: From the northwest corner of said  $\frac{1}{4}$ - $\frac{1}{4}$  section marked by capped pipe at an angle 89 degrees 10 minutes 45 seconds, this being the North boundary of said  $\frac{1}{4}$ - $\frac{1}{4}$  section, continue in an easterly direction 208.71 feet to the point of beginning, marked by a steel stake, continuing from this point in an easterly direction along the north boundary of said  $\frac{1}{4}$ - $\frac{1}{4}$  section, 1,111.29 feet, marked by a steel stake; thence turning an angle of 90 degrees 49 minutes 15 seconds to the right in a southerly direction 660 feet, marked by a steel stake; thence turning right at an angle of 89 degrees 10 minutes 45 seconds in a westerly direction 1320 feet to the point of intersection with the West boundary of said  $\frac{1}{4}$ - $\frac{1}{4}$  section, marked by a steel stake, thence turning an angle of 90 degrees 49 minutes 15 seconds to the right in a northerly direction along West boundary of said  $\frac{1}{4}$ - $\frac{1}{4}$  section 322.39 feet, marked by a steel stake, thence turning an angle of 89 degrees 10 minutes 45 seconds to the right in an easterly direction 208.71 feet, marked by a steel stake; thence turning an angle of 90 degrees 49 minutes 15 seconds to the left in a northerly direction 337.61 feet to the point of intersection with the North boundary of said  $\frac{1}{4}$ - $\frac{1}{4}$  section and the point of beginning containing 18.5 acres, more or less.

TO HAVE AND TO HOLD Unto the said James Fraser and wife, Michele Fraser

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 grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I do, for myself and for my heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances;

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 grantees, their heirs, and assigns forever against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal,

this 26th day of August, 1993

WITNESSES:

 (Seal.)  
Patrick K. Smith

10/22/1993-32890 (Seal.)

08:12 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE (Seal.)

001-MEL 9:50 (Seal.)

MY COMMISSION EXPIRES APRIL 7, 1994

150 Red Hawk Rd

Maylene AL 35114