

THIS INSTRUMENT PREPARED BY:
Courtney Mason & Associates, P.C.
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244

GRANTEE'S ADDRESS:
Sidney L. Frazier
125 Kentwood Way
Alabaster, Alabama 35007

STATE OF ALABAMA)
COUNTY OF SHELBY)
Corrected
CORPORATION
JOINT SURVIVORSHIP DEED

20030714000444690 Pg 1/1 12.00
Shelby Cnty Judge of Probate, AL
07/14/2003 14:50:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Eighty-Five Thousand Fifty and 00/100 (\$185,050.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Don Martin Construction Company, Inc., a corporation** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Sidney L. Frazier and wife, Traci V. Frazier**, (hereinafter 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 81, according to the survey of Kentwood, 2nd Addition, Phase 1, as recorded in Map Book 14, according to the survey of Indian Highlands Estates as recorded in Map Book 13, page 62, in the Probate Office of Shelby County, Alabama.
Book 18, Page 60, in the Probate Office of Shelby County, Alabama.
Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

\$185,050.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

This warranty deed is being re-recorded to correct the legal description.

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, 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 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, the said GRANTOR by its President, Donald W. Martin who is authorized to execute this conveyance, hereto set his signature and seal this the 11th day of July, 2003.

Don Martin Construction Company, Inc.

By: Donald W. Martin, President

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Donald W. Martin, whose name as President of Don Martin Construction Company, 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.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 11th day of July, 2003.

NOTARY PUBLIC
My Commission Expires: 3/5/07

COURTNEY H. MASON, JR.
COMMISSION EXPIRES MARCH 5, 2007

**STATE OF ALABAMA
COUNTY OF SHELBY**

SCRIVENER'S AFFIDAVIT

Before me, the undersigned authority, appeared Courtney H. Mason, Jr., who, after being duly sworn, deposes and says on oath as follows:

1. That my name is Courtney H. Mason, Jr., that I am over the age of 21 years, I have personal knowledge of the information contained herein. I am an attorney licensed to practice law in the State of Alabama.

2. That on or about July 11, 2003 I prepared a mortgage with the borrowers as Sidney L. Frazier and wife, Traci V. Frazier and the lender as First Federal Bank, FSB as the lender which is recorded in Instrument #20030714000444700, in the Probate Office of Shelby County, Alabama.

3. That the legal description shown as Lot 14, according to the Survey of Indian Highlands Estates as recorded in Map Book 13, Page 69, in the Probate Office of Shelby County, Alabama.

4. The correct legal description should have been Lot 81, according to the Survey of Kentwood, 2nd Addition, Phase 1, as recorded in Map Book 18, Page 60, in the Probate Office of Shelby County, Alabama.



Courtney H. Mason, Jr.

Sworn to and subscribed before me on this the 5th day of November, 2003



Notary Public

My Commission Expires: 2/4/04