



SEND TAX NOTICE TO 20040615000321570 Pg 1/2 15.00
 Shelby Cnty Judge of Probate, AL
 (Name) Raymond 06/15/2004 08:25:00 FILED/CERTIFIED

(Address) 4333 Morningside Drive
Helena, AL 35080

This instrument was prepared by

(Name) Patricia K. Martin, P.C.
2090 Columbiana Road, Suite 3200
 (Address) Birmingham, AL 35216

Form 1-1-6 Rev. 2/00

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA }
 JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS:

\$500.00

That in consideration of One Dollar and other valuable consideration-(\$1.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Raymond H. Fraser, III and wife, Andrea K. Fraser; and Rufus L. Dunn, an unmarried man
 (herein referred to as grantors) do grant, bargain, sell and convey unto
Raymond H. Fraser, III and wife, Andrea K. Fraser

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the folling described real estate situated in
SHELBY County, Alabama, to-wit:

Lot 17, Block 2, according to the Amended Survey of Plantation South, First Sector,
as recorded in Map Book 7, Page 173, in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record and subject to current taxes, a
 lien but not yet payable.

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, we have hereunto set our hand(s) and seal(s), this 16th
 day of April, 2004

WITNESS:
 _____ (Seal)
 _____ (Seal)
 _____ (Seal)
 _____ (Seal)
 _____ (Seal)

Raymond H. Fraser, III (Seal)
Andrea K. Fraser (Seal)
Rufus L. Dunn (Seal)

STATE OF ALABAMA }
 JEFFERSON COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,
 hereby certify that Rufus L. Dunn, an unmarried 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 16th day of April, A. D., 20 04
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Jan 9, 2006
BONDED THRU NOTARY PUBLIC UNDERWRITERS
Deborah A. Heard
 Notary Public.

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Raymond H. Fraser, III and wife, Andrea K. 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 official seal this 16th day of April, 2004.

Patricia K Martin

Notary Public

6/28/2004

My Commission Expires: