

## INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

205/665-5102

205/665-5076

This instrument was prepared by

Mitchell A. Spears

Attorney at Law

P.O. Box 119

Montevallo, AL 35115-0091

Send Tax Notice to:

(Name) Lou E. Frazier

(Address) P. O. Box 36

Maylene, AL 35114

\*\*\*MINIMUM VALUE: \$10,000.00\*\*\*

Personal Representative Warranty Deed

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, SIDNEY L. FRAZIER, as Personal Representative of the Estate of JAMES BOYD FRAZIER (also known as JAMES B. FRAZIER), deceased, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto SIDNEY L. FRAZIER and WESLEY C. FRAZIER, as tenants in common, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, towit:

Lot 8, Block 3, according to the map and survey of Mission Hills, First Sector, as recorded in Map Book 6, Page 47, in the Office of the Judge of Probate of Shelby County, Alabama.

## SUBJECT TO:

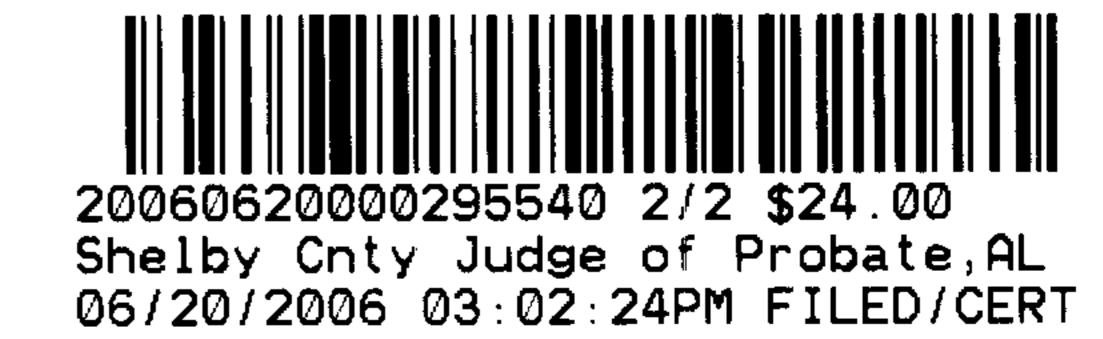
• Current taxes, easements, restrictions, building lines, mineral and mining rights and rights of way of record.

SOURCE OF TITLE: Instrument recorded in the Office of the Probate Judge, Shelby County, Alabama, at Instrument #20041230000708440.

THIS CONVEYANCE IS MADE PURSUANT TO THE AUTHORITY OF THE PROBATE COURT OF SHELBY COUNTY, ALABAMA, CASE NUMBER: PR-2005-000236.

JAMES B. FRAZIER WAS ONE AND THE SAME PERSON AS JAMES BOYD FRAZIER, AS REFERENCED UPON THE ABOVE DESIGNATED SOURCE OF TITLE.

ADDITIONALLY, A LIFE ESTATE INTEREST IS HEREBY GRANTED TO LOU E. FRAZIER, IN AND TO THE ABOVE DESCRIBED REAL PROPERTY, FOR AND DURING THE TERM OF HER OWN LIFE.



TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRAN Representative of the Estate of James Boyd Fraz	NTOR by Sidney L. Frazier, as Personal sier, who is authorized to execute this conveyance,
hereto set her signature and seal, this the	day of
	Estate of James Boyd Frazier, deceased  Silvey L. May
	By: Sidney L. Frazier
	Its: Personal Representative
STATE OF ALABAMA ) COUNTY OF SHELG! )	
I, the undersigned authority a Notary Publicertify that	ic in and for said County, in said State, hereby
Sidney L. Frazier whose name as Personal Repr	resentative of the Estate of James Boyd Frazier, and who is known to me, acknowledged before me the conveyance, he, as such Personal
Representative and with full authority, executed the	ne same voluntarily for and as the act of said estate.  s the day of,
2000.	2008
	Notary Public
	My Commission Expires: DS/13/09

Shelby County, AL 06/20/2006 State of Alabama

Deed Tax:\$10.00