

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by

Mitchell A. Spears

Attorney at Law

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

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**, to-wit:

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.



20060620000295540 2/2 \$24.00
Shelby Cnty Judge of Probate, AL
06/20/2006 03:02:24PM FILED/CERT

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 GRANTOR by **Sidney L. Frazier**, as Personal Representative of the **Estate of James Boyd Frazier**, who is authorized to execute this conveyance, hereto set her signature and seal, this the 22nd day of April, 2006.

Estate of James Boyd Frazier, deceased

Sidney L. Frazier

By: Sidney L. Frazier

Its: Personal Representative

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that

Sidney L. Frazier whose name as **Personal Representative** of the **Estate of James Boyd Frazier, deceased**, 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 Personal Representative and with full authority, executed the same voluntarily for and as the act of said estate.

Given under my hand and official seal, this the 22nd day of April, 2006.

[Signature]

Notary Public

My Commission Expires: 08/13/09

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

Deed Tax: \$10.00