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Shelby Cnty Judge of Probate, AL  
06/20/2006 03:02:25PM FILED/CERT

**INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH**

This instrument was prepared by

Mitchell A. Spears

Attorney at Law

P.O. Box 119

205/665-5102

Montevallo, AL 35115-0091

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Send Tax Notice to:

(Name) James V. Frazier

(Address) 94 Mayview Court

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 **JAMES V. FRAZIER**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**The E 215 feet of Lot 3, Town of Maylene, Alabama, according to the R E Whaley Subdivision, as shown by Map Book 3, page 75 in the Probate Office 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 #20041230000708450.**

**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.**

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 22<sup>nd</sup> 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 22<sup>nd</sup> 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