
(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN, PC
5 Riverchase Ridge
Birmingham, Alabama 35244

LARRY J. HOMAN
505 CEDAR GROVE CIRCLE
MAYLENE, AL 35114

**STATE OF ALABAMA
COUNTY OF SHELBY**

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED**

Know All Men by These Presents: That in consideration of **ONE HUNDRED FORTY SEVEN THOUSAND DOLLARS 00/100 (\$147,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, I/we, **DANIEL G. FRAZIER and DAWN FRAZIER, HUSBAND and WIFE** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **LARRY J. HOMAN and ASHLEY W. HOMAN**, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 37, according to the Survey of Cedar Grove at Sterling Gate, Sector 1, Phase 1, as recorded in Map Book 22, Page 92, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2006 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2007.
2. RESTRICTIONS AS SHOWN ON RECORDED MAP.
3. RESTRICTIONS APPEARING OF RECORD IN INSTRUMENT #1997-15574.
4. RESTRICTIVE COVENANTS AND GRANT OF LAND EASEMENT IN INSTRUMENT #2000-11845; INSTRUMENT #2000-23200; AND INSTRUMENT #2000-23201.
5. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, AS RECORDED IN INSTRUMENT #1998-22934.
6. 20 FOOT BUILDING LINE FROM CEDAR GROVE CIRCLE, AS SHOWN ON RECORDED PLAT.
7. RIGHT(S) OF WAY TO BELLSSOUTH TELECOMMUNICATIONS, AS RECORDED IN INSTRUMENT #1998-26455.
8. EASEMENT(S) TO ALABASTER WATER AND GAS BOARD, AS RECORDED IN INSTRUMENT #1992-21807.

\$117,600.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

\$29,400.00 of the consideration herein was derived from a second mortgage closed simultaneously herewith.

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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, **DANIEL G. FRAZIER and DAWN FRAZIER**, have hereunto set his, her or their signature(s) and seal(s), this the 2nd day of March, 2007.



DANIEL G. FRAZIER



DAWN FRAZIER

**STATE OF ALABAMA
COUNTY OF SHELBY**

ACKNOWLEDGEMENT

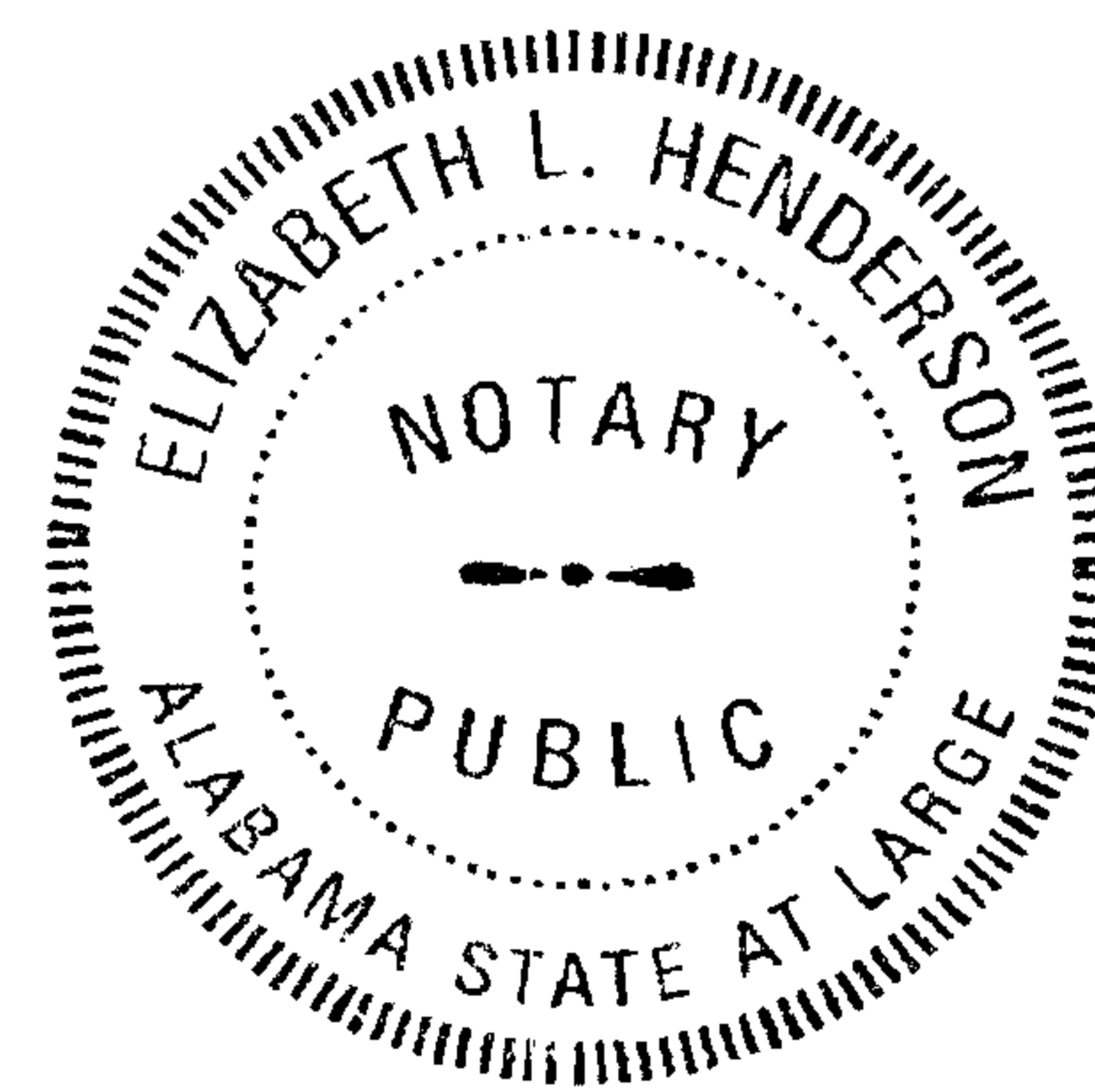
I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **DANIEL G. FRAZIER and DAWN FRAZIER**, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.


Given under my hand this the 2nd day of March, 2007.



Notary Public

My commission expires: 9.27.09




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Shelby Cnty Judge of Probate, AL
03/07/2007 02:31:33PM FILED/CERT