

451000
2009

This instrument was prepared by:
Douglas L. McWhorter
Dominick, Fletcher, Yeilding,
Wood & Lloyd, P.A.
2121 Highland Avenue South
Birmingham, Alabama 35205

Send Tax Notice To:

Frank Minter
415 Highgate Hill Road
Pelham, Alabama 35124

WARRANTY DEED (Without Survivorship)

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten Dollars (\$10) and other good and valuable consideration to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is acknowledged, FRANK C. MINTER, his wife, PATRICIA COY MINTER, and MARGARET M. NICKE, a single woman (herein referred to as "grantors"), do grant, bargain, sell and convey unto FRANK C. MINTER (herein referred to as "grantee") the following described real estate situated in the Shelby County, Alabama, to-wit:

Lot 15, Block 5, according to the Survey of Lincoln Park as recorded in Map Book 3, Page 145, Shelby County, Alabama Records.

Subject to the following:

All easements, restrictions and covenants of record.

The Grantors, Frank C. Minter, and Margaret M. Nicke, are the grantees of that certain warranty deed dated September 29, 2006, and recorded in Map Book 3, Page 145 of the Shelby County Probate Records. Such prior deed vested title in the Grantors as joint tenants with right of survivorship. The purpose of this deed is to sever the joint tenancy with right of survivorship created by such prior deed and to vest title solely in Frank C. Minter, a married man. Patricia Coy Minter, the wife of Frank C. Minter, joins in the execution of this deed solely for the purpose of evidencing her consent to the transfer described herein.

TO HAVE AND TO HOLD Unto the grantee and the heirs and assigns of the grantee forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the grantee and the grantee's heirs and assigns that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the grantee and the grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 28 day of January, 2009.

WITNESSES:

Robert L. Goode

Amel O. Nichol

Amel O. Nichol

David J. Goode

Robert L. Goode

Amel O. Nichol

Frank C. Minter (SEAL)
Frank C. Minter

Patricia Coy Minter (SEAL)
Patricia Coy Minter

Margaret M. Nicke (SEAL)
Margaret M. Nicke

Shelby County, AL 02/03/2009
State of Alabama

Deed Tax: \$45.00

- 2 -

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20090203000034210 2/4 \$66.00
Shelby Cnty Judge of Probate, AL
02/03/2009 12:44:06PM FILED/CERT

STATE OF ALABAMA)
JEFFERSON COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frank C. Minter, 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 28 day of January, 2009.

Phyllis Monical
Notary Public
My Commission Expires: 7/7/09

STATE OF ALABAMA)
JEFFERSON COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Patricia Coy Minter, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29 day of January, 2009.

Phyllis Monical
Notary Public
My Commission Expires: 7/07/09

STATE OF ALABAMA)
JEFFERSON COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Margaret M. Nicke, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28 day of January, 2009.

Phyllis M. Muciel

Notary Public

My Commission Expires: 7/07/09