

This instrument was prepared by:
Walter F. Scott, III, LLC
3500 Colonnade Pkwy Ste. 350
Birmingham, AL 35243

Send Tax Notice To:
Leo C. Frayer
1118 Eagle Drive
Maylene, AL 35114

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA)
) **KNOW ALL MEN BY THESE PRESENTS**
SHELBY COUNTY)

That in consideration of \$113,500.00 to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we James Tartt and Edward Beckman (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Leo C. Frayer and Sandra S. Frayer (herein referred to as grantee, whether one or more), as joint tenants with right of survivorship the following described real estate, situated in Shelby County, Alabama, to-wit:

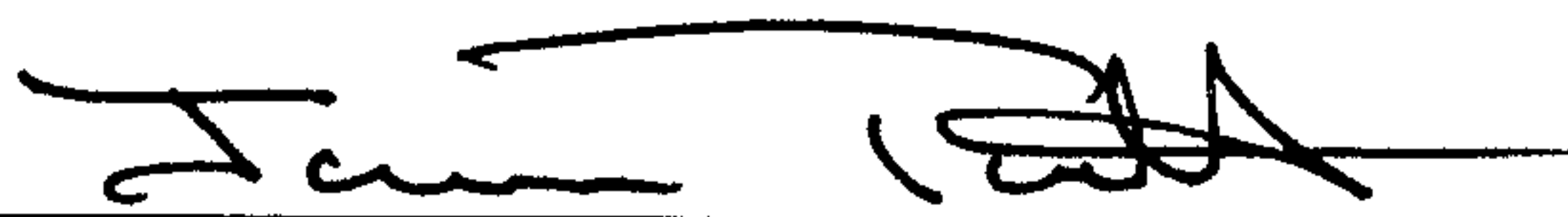

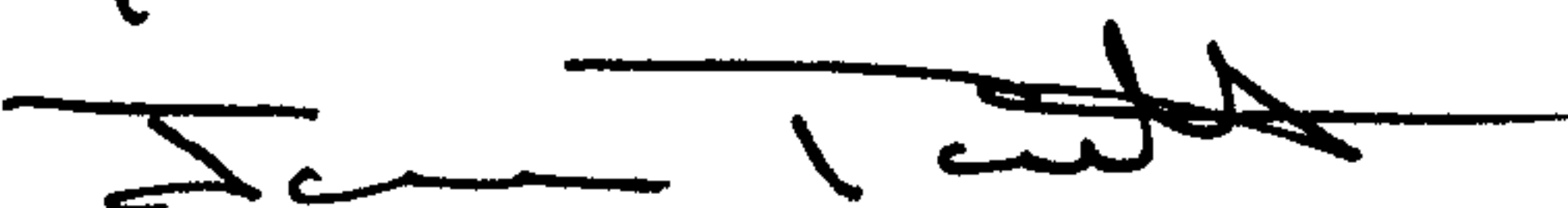
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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 that one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees 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, 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, their heirs and assigns forever, against the lawful claims of all persons.

Note: \$113,500.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s) this 12th day of November, 2009.

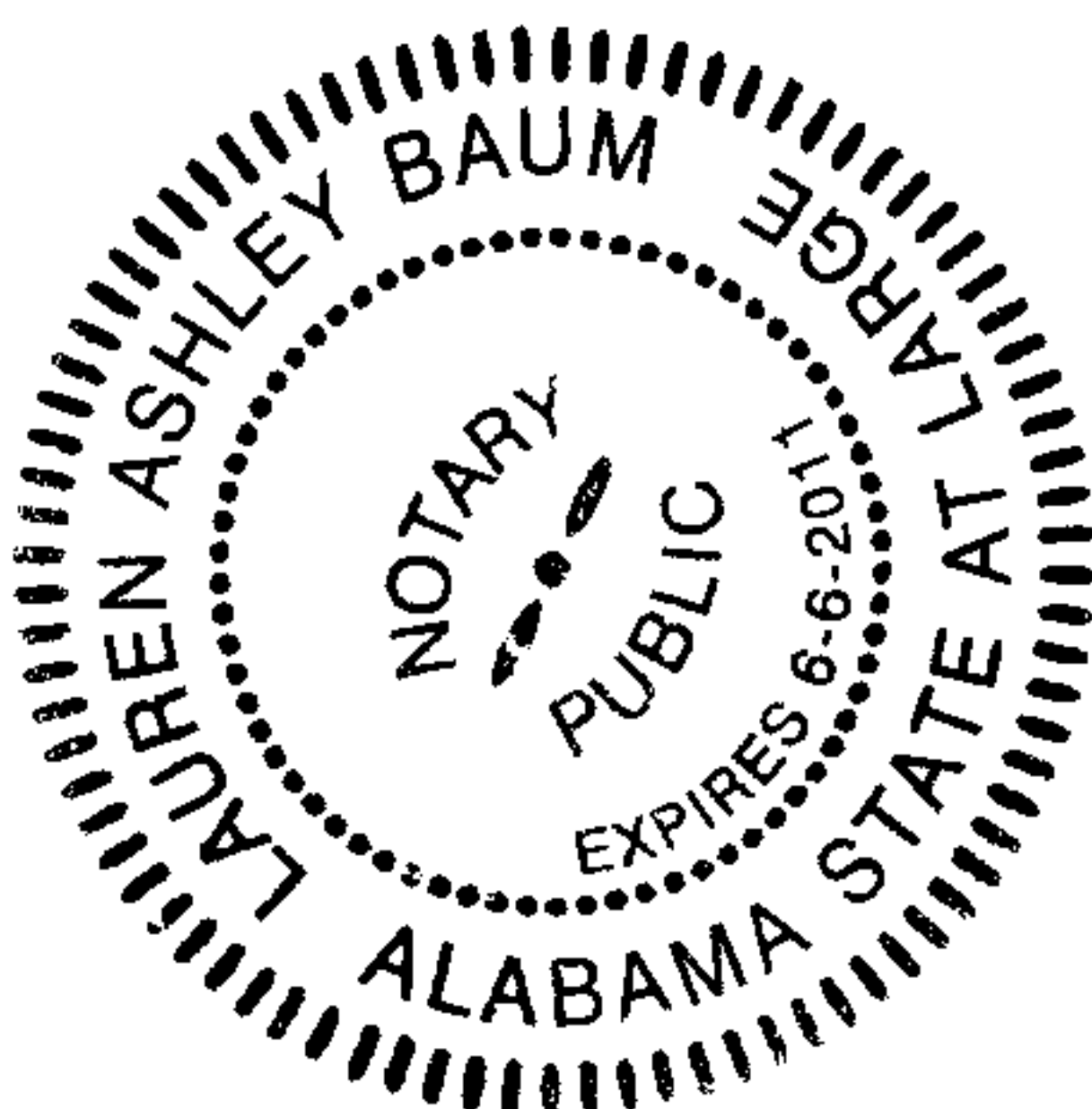

James Tartt

Edward Beckman *by his A-I-F*


State of Alabama
Shelby County

I, Lauren Ashley Baum, a notary for said County and in said State, hereby certify that James Tartt, a married man and Edward Beckman, a single man, who is appearing herein by his Agent and Attorney in Fact, James Tartt, by virtue of the Power of Attorney which is recorded in the Shelby County Courthouse, Alabama and whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this the 12th day of November, 2009.


Notary Public
Commission Expires: 06/06/11



20091202000443780 2/2 \$15.00
Shelby Cnty Judge of Probate, AL
12/02/2009 02:33:32 PM FILED/CERT

EXHIBIT "A"
Legal Description

Lot 128, according to the Survey of Corsentinos Addition to Eagle Wood Estates 4th Sector, 1st Phase, as recorded in Map Book 8, Page 17, in the Office of the Probate Judge of Shelby County, Alabama.