20110921000279750 1/2 \$17.50 Shelby Cnty Judge of Probate, AL 09/21/2011 02:29:54 PM FILED/CERT

This instrument was prepared by: Kracke & Thompson, LLP 2204 Lakeshore Drive, Ste 306 Birmingham, AL 35209 Send Tax Notice To: Stephen M. Frayer 1121 Eagle Drive Maylene, AL 35114

Shelby County, AL 09/21/2011
State of Alabama
Deed Tax: \$2.50

STATE OF ALABAMA

)

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY

)

That in consideration of \$83,500.00 to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Stephen M. Frayer, an unmarried person (herein referred to grantee, whether one or more), 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 to said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises, that they are free from 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; \$81,382.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Ricky Pickett, a married person has/have hereunto set his/her/their hand(s) and seal(s), this 31st day of August, 2011.

This does not constitute the homestead property of the Grantor or his spouse.

Ricky Pickett

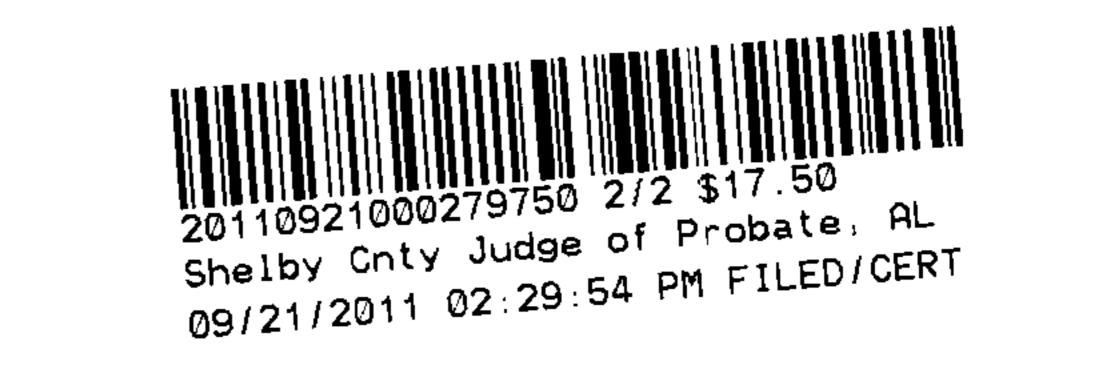
State of Alabama Shelby County

I, the undersigned, a notary for said County and in said State, hereby certify that Ricky Pickett, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my afficial hand and seal this the 31st day of August, 2011.

Notary Pyblic

Commission Expires: 10 3120 iz



## EXHIBIT "A" Legal Description

Lot 27, according to the Survey of Corsentino's Addition to Eagle Wood Estates, 4th Sector, 1st Phase, as recorded in Map Book 8, page 17, in the Probate Office of Shelby County, Alabama.