

This Instrument was prepared by:  
Mike T. Atchison  
P O Box 822  
Columbiana, AL 35051

Send Tax Notice to:  
Cuyler Murphy  
491 MOSTELLERS Dr  
Shelby, AL 35143

## WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration **EIGHTY THREE THOUSAND THREE HUNDRED THIRTY FOUR DOLLARS AND 00/100 (\$83,334.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Rowena S. Frazer, John Chalmers Frazer and Hallie Mariana Frazer as Co-Personal Representatives of The Estate of Ylia Frazer, Probate Case #PR-2014-000036, Shelby County, Alabama** (herein referred to as *Grantor*) grant, bargain, sell and convey unto **Cuyler Murphy and Barbara Murphy** (herein referred to as *Grantees*), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

**Undivided 1/3 interest in and to the following described property:**

Lot 322, according to the survey of Alabama Power Company Recreational Cottage Site Sector 3, as recorded in Map Book 22, Pages 51 A-C, in the Probate Office of Shelby County, Alabama.

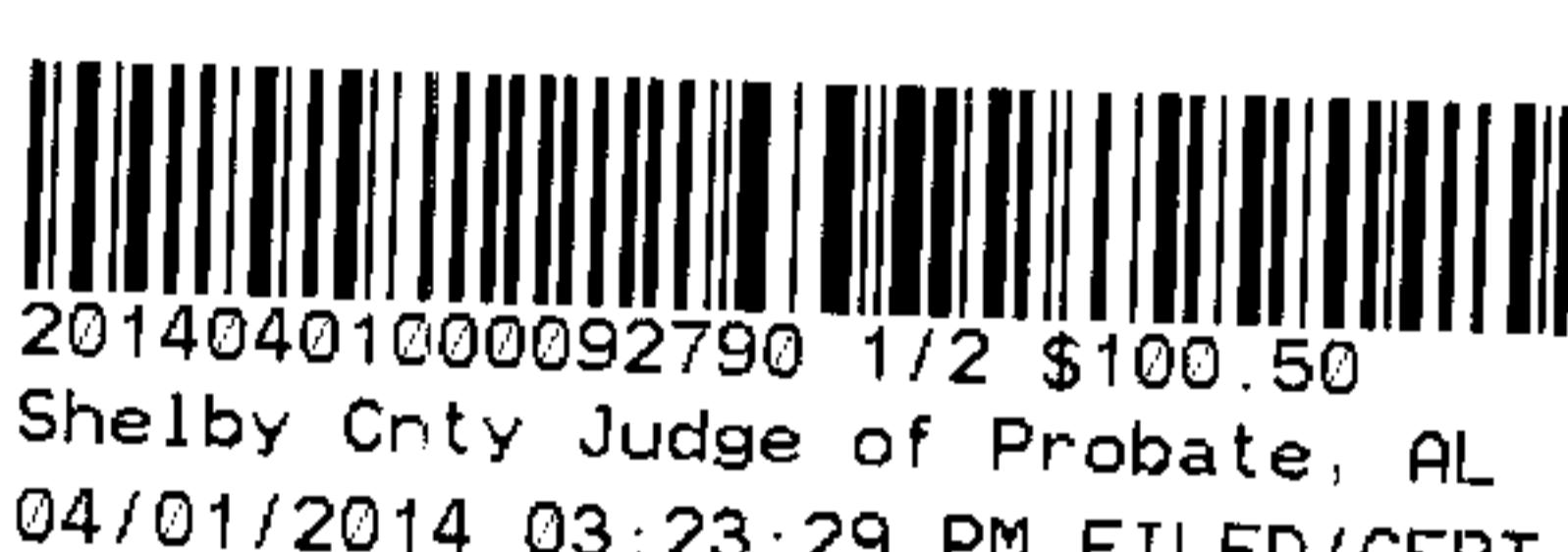
**Property may be subject to taxes for 2014 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

\$90,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan 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, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 27<sup>th</sup> day of March, 2014.



Rowena S. Frazer

Rowena S. Frazer  
Co-Personal Representative of The Estate of  
Ylia Frazer, Probate Case #PR-2014-000036,  
Shelby County, Alabama.

STATE OF Ala)  
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Rowena S. Frazer as Co-Personal Representatives of The Estate of Ylia Frazer, Probate Case #PR-2014-000036, Shelby County, Alabama**, 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 27<sup>th</sup> day of March, 2014.

Michael T. Atchison  
Notary Public  
My Commission Expires:

Shelby County, AL 04/01/2014  
State of Alabama  
Deed Tax: \$83.50

