

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 THREE DOLLARS AND 33/100 (\$83,333.00), 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.

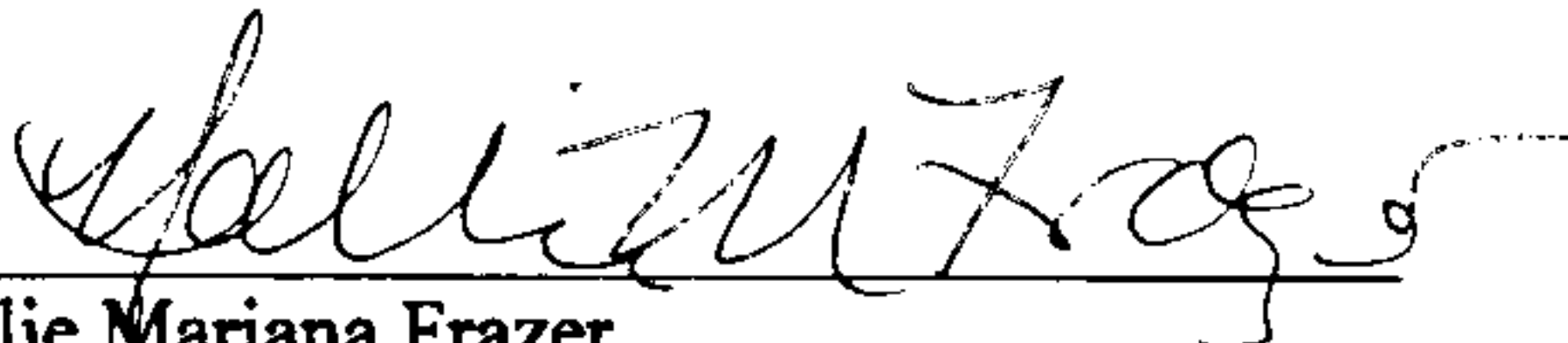
\$90,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 25th day of March, 2014.

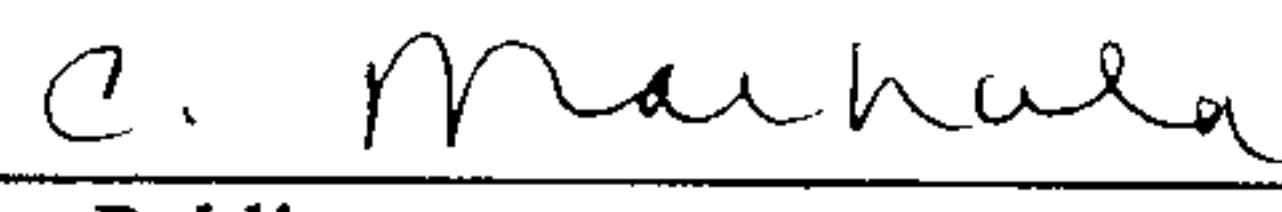
Shelby County, AL 04/01/2014
State of Alabama
Deed Tax: \$83.50

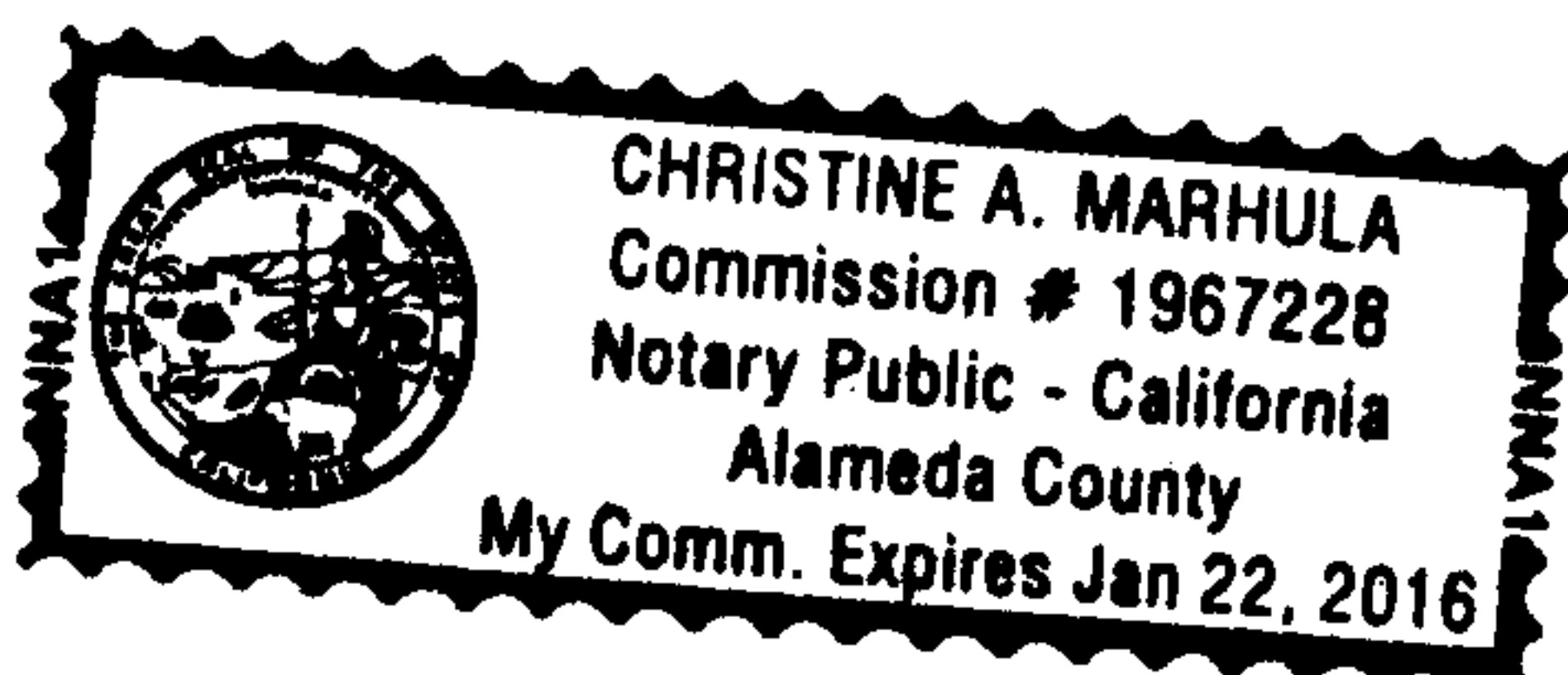

Hallie Mariana Frazer
Co-Personal Representative of The Estate of
Ylia Frazer, Probate Case #PR-2014-000036,
Shelby County, Alabama.


STATE OF California
COUNTY OF Alameda

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Hallie Mariana 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 25th day of March, 2014.


Notary Public
My Commission Expires: January 22, 2016




20140401000092800 1/2 \$100.50
Shelby Cnty Judge of Probate, AL
04/01/2014 03:23:30 PM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Rowena S. Frazer, John Chalmers
Frazer and Hallie Mariana Frazer,
Co-Personal Representatives of the
Estate of Ylia Frazer, Probate Case
#PR2014-000036, Probate Office,
Shelby County, Alabama

Mailing Address _____

Property Address 491 Mostellers
Shelby, AL 35143

Grantee's Name Cuyler Murphy
Barbara Murphy

Mailing Address 491 Mostellers Dr
Shelby AL 35143

Date of Sale March 27, 2014

Total Purchase Price \$250,000.00

or

Actual Value _____

or

Assessor's Market Value _____



20140401000092800 2/2 \$100.50
Shelby Cnty Judge of Probate, AL
04/01/2014 03:23:30 PM FILED/CERT

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

_____ Bill of Sale
☒ Sales Contract
_____ Closing Statement

_____ Appraisal
_____ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date March 26, 2014

Print

Rowena S. Frazer

Unattested

Sign

Rowena S. Frazer

Form RT-1