


This instrument was prepared by:
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Send Tax Notice to:
William C. Latham, Jr


20040309000120720 Pg 1/2 129.00
Shelby Cnty Judge of Probate, AL
03/09/2004 12:05:00 FILED/CERTIFIED

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
"WITHOUT TITLE OPINION"

\$115,000.00 PL

STATE OF ALABAMA)
JEFFERSON COUNTY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar (\$1.00) and other good and valuable consideration, to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, we,

Ann W. Latham, an unmarried woman, William C. Latham, Jr., a married man and Lynda Latham Glover, a married woman

(herein referred to as grantors), do grant, bargain, sell and convey unto

William C. Latham, Jr. and Lynda Latham Glover

(herein referred to as grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto for legal description.

Subject to easements and restrictions of record and subject to current taxes, a lien but not yet payable.

The described property as attached hereto as Exhibit "A" is not the homestead of the grantors herein, as referenced in Code Section 6-10-2.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her on their heirs, or its successors and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, or its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have 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 grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 26 day of February, 2004.

Ann W. Latham

Ann W. Latham

William C. Latham, Jr.

William C. Latham, Jr.

Lynda Latham Glover

Lynda Latham Glover

STATE OF ALABAMA)
JEFFERSON COUNTY) General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Ann W. Latham, an unmarried woman, William C. Latham, Jr., a married man and Lynda Latham Glover, a married woman** whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 26th day of February, 2004.

Susan M. Cagle

Notary Public

My Commission Expires: 9-23-04

[SEAL]

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the intersection of the North line of the SW $\frac{1}{4}$ of Section 13, Township 20 South, Range 3 West, and the Easterly right of way margin (new) of U.S. Highway No. 31 (tangent projected); thence Southeasterly along and with said Easterly right of way line and said projection 1341.58 feet to the point of beginning; thence deflect 77 degrees 21 minutes 16 seconds left and run Southeasterly 314.42 feet to an iron pin found; thence deflect 110 degrees 37 minutes 52 seconds right and run Southwesterly 127.67 feet to an iron pin found; thence deflect 8 degrees 11 minutes 53 seconds left and run Southwesterly 76.09 feet to an iron pin set; thence deflect 77 degrees 09 minutes 04 seconds right and run Northwesterly 209.24 feet to an iron pin set on said Easterly right of way margin of U.S. Highway 31; thence deflect 77 degrees 46 minutes 13 seconds right and run Northwesterly along said Easterly right of way margin, 200.16 feet to the point of beginning; being situated in Shelby County, Alabama.