20060410000165590 1/2 $15.00
Shelby Cnty Judge of Probate,AL
04/10/2006 02:19:41PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Theibert, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Jeffery G. Latham
Ashley Latham
479 Fieldstone Drive
Helena, AL 35080

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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

That in consideration of One Hundred Ninety-One Thousand and No/100, ($191,000.00), DOLLARS, in hand paid to the undersigned, William R. Anderson, a single person, and Amelia L. Anderson, a single person, (hereinafter referred to as "GRANTORS"), by Jeffery G. Latham and spouse, Ashley Latham, (hereinafter referred to as "GRANTEES"), the receipt of which is hereby acknowledged, the said GRANTORS do by these presents, grant, bargain, sell and convey unto GRANTEES as joint tenants with right of survivorship the following described real estate, located and situated in Shelby County, Alabama, to wit:

Lot 23, according to the Survey of Second Sector, Fieldstone Park, as recorded in Map Book 16, Page 114, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year, 2006.
2. Easements or claims of easements not shown in the public records.
3. All restrictions, reservations, rights, easements, rights of way, provisions, covenants, terms condition and building set back lines or record.

ALL of the purchase price recited above was paid from the proceeds of a purchase money mortgage executed simultaneously with delivery of this deed.

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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators

20060410000165590 2/2 $15.00
Shelby Cnty Judge of Probate, AL
04/10/2006 02:19:41PM FILED/CERT

shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 4th day of April, 2006.

_____ (SEAL)
William R. Anderson

_____ (SEAL)
Amelia L. Anderson

THE STATE OF ALABAMA)
:
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that William R. Anderson, a single person, and Amelia L. Anderson, a single person, whose names 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 4th day of April, 2006.

_____
NOTARY PUBLIC
My commission expires: 8/30/08