



20090505000166930 1/1 \$14.00  
Shelby Cnty Judge of Probate, AL  
05/05/2009 03:16:31 PM FILED/CERT

This instrument was prepared by:  
David P. Condon, P. C.  
100 Union Hill Drive Ste 200  
Birmingham, AL 35209

Send tax notice to:  
Alicia M. Phelps  
112 Stone Hill Circle  
Pelham, Alabama 35124

**WARRANTY DEED**

STATE OF ~~ALABAMA~~ <sup>Alabama</sup> )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **One Hundred Forty-One Thousand and 00/100 Dollars (\$141,000.00)** to the undersigned grantors in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, we,

**Douglas K. Latham and his wife Galyna M. Latham**

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

**Alicia M. Phelps**

(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama to-wit:

**Lot 139, according to the Survey of The Cottages at Stonehaven, Third Addition, as recorded in Map Book 26, Page 15, in the Probate Office of Shelby County, Alabama.**

~~\$141,000.00~~ of the proceeds come from a mortgage recorded simultaneously herewith.

**#138,446**

- Subject to:
- (1) 2009 ad valorem taxes not yet due and payable;
  - (2) all mineral and mining rights not owned by the Grantors; and
  - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD Unto Grantee, his/her heirs and assigns, forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with Grantee, his/her 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 shall warrant and defend the same to Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this <sup>14</sup>th day of April, 2009.

(Seal)

Douglas K. Latham

(Seal)

Galyna M. Latham

STATE OF ~~ALABAMA~~ <sup>Connecticut</sup> )

JEFFERSON COUNTY )

**New Haven**

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Douglas K. Latham and Galyna M. Latham 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 <sup>14th</sup> day of April, 2009.

Notary Public: ~~David P. Condon~~ **Gail Pearsall**  
My Commission Expires: ~~2-12-10~~ **4-30-09**

Shelby County, AL 05/05/2009

State of Alabama

Deed Tax : \$3.00