

State of Alabama)  
County of Shelby)

Warranty Deed

20160518000168950 1/1 \$129.00  
Shelby Cnty Judge of Probate, AL  
05/18/2016 09:45:57 AM FILED/CERT

**KNOW ALL MEN BY THESE PRESENTS**, That for and in consideration of four hundred fifteen thousand and no/100 Dollars (\$415,000.00) being the contract sales price, to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, Michael A. Arledge and spouse, Jan Arledge (**Grantors**) whose address is 2126 Kirkman Drive, Birmingham, AL 35242 do grant, bargain, sell and convey unto Larry L. Latham and Helen M. Latham (**Grantees**) whose address is 1414 Marion Court, Birmingham, AL 35242, the following described real estate situated in Shelby County, Alabama to-wit:

**LOT 66, ACCORDING TO THE MAP AND SURVEY OF FINAL PLAT OF BEAUMONT-PHASE 4, AS RECORDED IN MAP BOOK 38, PAGE 134, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**Subject to:**

Ad Valorem Taxes due October 1, 2016.

Declaration of Covenants, Conditions and Restrictions for Beaumont Residential Subdivision recorded in Inst. # 20070626000297880.

Amended and Restated Declaration of Covenants, Conditions and Restrictions for Beaumont Residential Subdivision recorded in Inst. # 20071130000543120 with amendment recorded in Inst. # 20080814000326670. Restrictions as set out in Inst. # 20060411000166620.

Agreement for Covenants recorded in Inst. # 20060607000270390.

Restrictive Covenants and Grant of Land Easement to APC recorded in Inst. # 20070418000180130.

Mineral and Mining rights as set out in Misc. Volume 5 pg. 355; Misc. Volume 4 pg. 442 and Misc. Volume 48 pg. 427.

Restrictions as set out per Map Book 38 pg. 134.

Articles of Incorporation of Beaumont Homeowners' Association, Inc. recorded in Bk: LR 200763 pg. 4618.

**\$300,000.00 of the consideration was paid from the proceeds of a mortgage loan.**

**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, the heirs and assigns of the grantees herein shall take as tenants in common.

And said **Grantors** do for themselves, their heirs, successors, assigns, and personal representatives covenant with said **Grantees**, their heirs, successors and assigns that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs, successors, assigns and personal representatives shall, warrant and defend the same to the said **Grantees**, their heirs, successors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said Grantors have caused this conveyance to be executed this the 16<sup>th</sup> day of May, 2016.

  
\_\_\_\_\_  
MICHAEL A. ARLEDGE SEAL

  
\_\_\_\_\_  
JAN ARLEDGE SEAL

State of Alabama  
County of Jefferson

I, Gene W. Gray, Jr., a Notary Public, in and for said County in said State, hereby certify that Michael A. Arledge and spouse, Jan Arledge 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 said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 16<sup>th</sup> day of May, 2016.

  
Notary Public  
Commission Expires: 11/09/18

This Instrument Prepared By:  
Gene W. Gray, Jr.  
2100 Southbridge Parkway, Suite 338  
Birmingham, AL 35209  
205 879 3400  
File 216131

Send Tax Notice To:  
Larry L. Latham  
Helen M. Latham  
1414 Marion Court  
Birmingham, AL 35242  
10-1-01-0-001-084.000