

This instrument was prepared by
 (Name) JACKSON M. PAYNE
 (Address) LEITMAN, SIEGAL & PAYNE, P.A.
425 First Alabama Bank Bldg.
Birmingham, Alabama 35203

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty Two Thousand Five Hundred and No/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

J. G. SIDES and wife, MARIE SIDES

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

NORMAN A. LATONA and wife, MARY ANN S. LATONA

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Lot 2, in Block 5, according to the Map and Survey of Indian Springs Ranch, as recorded in Map Book 4, Page 29, in the Office of the Judge of Probate of Shelby County, Alabama.

This conveyance is subject to:

- (a) 1986 ad valorem taxes
- (b) Restrictions as set forth in Deed Book 195 at Page 467 and amended in Book 224 at Page 436 in the Probate Office of Shelby County, Alabama
- (c) a 200 foot building set back line as shown by record plat.
- (d) easements for public utilities as shown by record plat.
- (e) right of way in favor of Alabama Power Company recorded in Deed Book 176 at Pages 71, 73 and 75 in said Probate Office.
- (f) right of way in favor of Alabama Power Company and Southern Bell Telephone recorded in Book 198 at Page 491 in said Probate Office.
- (g) Mineral and mining rights if not now owned by Grantors.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And I (we) do for myself (ourselves) and for my (our) heirs executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set OUR hand(s) and seal(s), this 2nd day of December, 19 85

WITNESS:

P. Charles Notary

P. Charles Notary

STATE OF ALABAMA
 INSTRUMENT
 1985 DEC -3 2:21

Deed TAX 62.50
 Rec 2.50
 Ind 1.00
 66.00

J. G. SIDES

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MARIE SIDES

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. G. SIDES and wife, MARIE SIDES 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 2nd day of December