

SEND TAX NOTICE TO:

(Name) \_\_\_\_\_

(Address) \_\_\_\_\_

This instrument was prepared by

(Name) Jake V. Bivona

(Address) 1722 2nd Avenue N., Bessemer, Al. 35020

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

1,500.00

STATE OF ALABAMA

JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Debra Latta and Ronnie D. Latta

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

✓ Ronnie Dale Latta

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 12, Block 3, according to the survey of Meadow Green, as recorded in Map Book 6, page 59 in the Office of the Judge of Probate of Shelby County, Alabama, being situated in Shelby County, Alabama.

LESS AND EXCEPT: Building setback line of 40 feet reserved from Meadow Green Drive as shown by plat.

Public utility easements as shown by recorded plat, including a 7.5 foot easement on the South side and a 10 foot easement on the East side.

Restrictions, covenants and conditions as set out in instrument recorded in Deed Book 294, page 709 and Misc. Book 14, page 819 in Probate Court.

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 87 page 277 and Deed Book 136 page 335 in Probate Office.

Right of Way granted to South Central Bell by instrument recorded in Deed Book 298 page 288; Deed Book 301 page 435 and Deed Book 295 page 609 in Probate Office. (OVER)

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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, I have hereunto set my hands(s) and seal(s), this 5th day of September, 1986.

(Seal)

Debra Latta (Seal)

Ronnie D. Latta (Seal)

(Seal)

STATE OF ALABAMA

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Debra Latta and Ronnie D. Latta 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of September, A. D., 1986

(Seal)

LESS AND EXCEPT: Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 13, page 210 and covenants pertaining thereto recorded in Misc. Book 12, page 766 in Probate Office.

SUBJECT TO: Mortgage executed by Roy Lee Masters and Jean Marie Masters to United Federal Savings and Loan dated October 17, 1978 in the amount of \$38,450.00 and recorded in Mortgage Book 384 page 270 in Probate Office.

X  
X

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1986 SEP -5 PM 3:45

*Thomas A. Henderson, Jr.*  
JUDGE OF PROBATE

1. Deed Tax \$ 1.50  
2. Mtg. Tax \_\_\_\_\_  
3. Recording Fee 5.00  
4. Indexing Fee 1.00  
TOTAL 7.50

822-9827

BOOK 089 PAGE 315

SEP 11 1986

RETURN TO:

TO

WARRANTY DEED

STATE OF ALABAMA,

County.

Judge of Probate

LAWYERS TITLE INSURANCE  
CORPORATION  
Title Insurance  
BIRMINGHAM, ALA.

DEED TAX \$  
RECORD FEE \$  
TOTAL \$