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WARRANTY DEED

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This instrument was prepared by
Steven R. Sears, attorney
11 South Main Street, BX Four
Montevallo, AL 35115+0004
telephone: 665-1211
without benefit of title evidence.

Please send tax notice to:
Betty Fern Latham Hanvey
Rt 4, BX 381
Montevallo, AL 35115

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of love and affection, to the undersigned grantors in hand paid by the grantee herein, the receipt whereof is acknowledged, we, Eddy Loraine Lawley Latham, an unmarried widow, of Rt 4, BX 381, Montevallo, AL 35115; Betty Fern Latham Hanvey, a married woman, of Rt 4, BX 381, Montevallo, AL 35115; James Lewis Latham, a married man, of Rt 4, BX 198, Montevallo, AL 35115; Larry Wayne Latham, a married man, of Rt 4, BX 99, Montevallo, AL 35115; and Gregory Dale Latham, a married man, of Rt 4, BX 381, Montevallo, AL 35115, do grant, bargain, sell, and convey unto Betty Fern Latham Hanvey, a married woman, of Rt 4, BX 381, Montevallo, AL 35115, in trust for the benefit of the children of Charlie Latham, deceased the following described real estate situated in Shelby County, Alabama, to-wit:

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BOOK
Beginning at the NW corner of Plot No 27, in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, §14, Twp 22S, R4W, run E a distance of 210 feet to the point of beginning; thence continue E a distance of 290 feet; thence S a distance of 315 feet, thence W a distance of 290 feet; thence N a distance of 315 feet to the point of beginning. According to a map prepared by L S Gillespie, Engineer, dated 26 April 1946 and recorded in the office of the Probate Judge of Shelby County, Alabama.

Source of title: A warranty deed to Charlie Latham executed 28 January 1957 and recorded 23 February 1957 at deed book 185, pages 113-4 of the Shelby County Probate records. A warranty deed executed 20 November 1981 and recorded December 7, 1981 at deed book 336, page 685 of the Shelby County Probate records.

The conveyed property forms the homestead of Eddy Loraine Lawley Latham.

To have and to hold to the said grantee, her heirs and assigns forever.

We, Eddy Loraine Lawley Latham, Betty Fern Latham Hanvey, James Lewis Latham, Larry Wayne Latham, and Gregory Dale Latham, do for ourselves and for our heirs, executors, and administrators covenant with the said grantee, 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 the said grantee, her heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, we have set our hands and seals, this 09 August 1989.

Witness:

Steven Sears

Steven Sears

Lorraine Latham (Seal)
Eddy Loraine Lawley Latham

Betty Hanvey (Seal)
Betty Fern Latham Hanvey

James Lewis Latham (Seal)
James Lewis Latham

Larry Wayne Latham (Seal)
Larry Wayne Latham

Gregory Dale Latham (Seal)
Gregory Dale Latham

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Eddy Loraine Lawley Latham, and Betty Fern Latham Hanvey, whose names are signed to the foregoing conveyance, and who are (made) 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 09 August 1989.

Steven Sears My Commission Expires 28 February 1990
Notary public

I, the undersigned notary public for the State of Alabama at Large, hereby certify that James Lewis Latham, whose name is signed to the foregoing conveyance, and who is (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this August 1989.

Gregory B. Dickens
Notary public Notary Public, Alabama State At Large
My Commission Expires Jan. 23, 1993

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Larry Wayne Latham, whose name is signed to the foregoing conveyance, and who is (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this August 1989.

Gregory B. Dickens
Notary public
Notary Public, Alabama State At Large
My Commission Expires Jan. 23, 1993

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Gregory Dale Latham, whose name is signed to the foregoing conveyance, and who is (made) known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this August 1989.


Notary public

Notary Public, Alabama State At Large
My Commission Expires Jan. 23, 1993

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

89 AUG 21 AM 9:49


JUDGE OF PROBATE

1. Deed Tax	\$ 1.00
2. Mtg. Tax	
3. Recording Fee	7.50
4. Indexing Fee	4.00
TOTAL	13.50