

This instrument was prepared by

(Name) Anthony D. Snable, Attorney
2700 Highway 280 South, Suite 101
(Address) Birmingham, Alabama 35223

1570
Send Tax Notice To: Rodney G. Latsko
name 621 Cahaba Manor Lane
Pelham, Alabama 35124
address

WARRANTY DEED-

STATE OF ALABAMA }
JEFFERSON COUNTY } **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of Fifty Nine Thousand Nine Hundred and no/100-----Dollars

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

Benny Joe Zito and wife, Patricia Annette Zito

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

Rodney G. Latsko

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

Lot 54, and the West 5 feet of Lot 55, according to the Map and Survey of Cahaba Manor Town Homes, as recorded in Map Book 6, Page 105, in the Probate Office of Shelby County, Alabama.

Subject to:

**Advalorem taxes for the current tax year, 1990.
Easements, restrictions and reservations of record.**

\$59,581.00 of the purchase price recited above was paid by a mortgage loan closed simultaneously herewith.

292 PAGE 516
BOOK

1. Deed Tax	-----	\$ 1.50
2. Mtg. Tax	-----	\$
3. Recording Fee	-----	\$ 3.50
4. Indexing Fee	-----	\$ 3.00
5. No Tax Fee	-----	\$
6. Certified Fee	-----	\$ 1.00
Total	-----	\$ 7.00

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, WE have hereunto set OUR hands(s) and seal(s), this 18th day of May, 1990.

STATE OF ALABAMA }
I CERTIFY THIS }
INSTRUMENT WAS FILED } (Seal)

90 MAY 22 PM 12:19 (Seal)

Phonell D. Shandling, Jr. (Seal)
JUDGE OF PROBATE

STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned, Anthony D. Snable, a Notary Public in and for said County, in said State, hereby certify that Benny Joe Zito and wife, Patricia Annette Zito whose name is 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 18th day of May, A. D., 19 90

Anthony D. Snable Notary Public
My commission expires 10-21-91