

This form furnished by:

**Cahaba Title, Inc.**

Eastern Office  
(205) 833-1571  
FAX 833-1577

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(205) 988-5600  
FAX 988-5905

This instrument was prepared by:

(Name) Courtney Mason & Associates P.C.  
(Address) 100 Concourse Parkway Suite 350  
Birmingham, Alabama 35244

Send Tax Notice to:

(Name) William C. Latham  
(Address) 1312 Bardswood Terrace  
Birmingham, Alabama 35235

**PARTNERSHIP WARRANTY DEED**

STATE OF ALABAMA

Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIVE HUNDRED FIVE THOUSAND AND NO/100ths----- DOLLARS

to the undersigned grantor, Osborn-House Investments, Ltd., a ~~general~~ (limited) partnership

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

William C. Latham

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

A parcel of land situated in the SW 1/4 of the SW 1/4 of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:  
Commence at the intersection of the North line of the SW 1/4 of Section 13, Township 20 South, Range 3 West, and the Easterly right of way margin (new) of U.S. Highway No. 31 (tangent projected); thence Southeasterly along and with said Easterly right of way line and said projection 1341.58 feet to the point of beginning; thence deflect 77 deg. 21 min. 16 sec. left and run Southeasterly 314.42 feet to an iron pin found; thence deflect 110 deg. 37 min. 52 sec. right and run Southwesterly 127.67 feet to an iron pin found; thence deflect 8 deg. 11 min. 53 sec. left and run Southwesterly 76.09 feet to an iron pin set; thence deflect 77 deg. 09 min. 04 sec. right and run Northwesterly 209.24 feet to an iron pin set on said Easterly right of way margin of U.S. Highway 31; thence deflect 77 deg. 46 min. 13 sec. right and run Northwesterly along said Easterly right of way margin, 220.16 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines, and rights of way, if any, of record.

BOOK 367 PAGE 397

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns or its successors, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her, or their heirs and assigns, or its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his, her or their heirs, executors and assigns, or its successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its General Partner(s), who (is) (are) authorized to execute this conveyance, hereto set its signature and seal,

this the 1st day of October, 19 91

Osborn-House Investments, Ltd.,

By Stephen W. Lause General Partner  
By Michael E. Osborn

# ACKNOWLEDGMENT FOR PARTNERSHIP

STATE OF ALABAMA

Shelby COUNTY }

I, the undersigned authority, a Notary Public, in and for said county in said state, hereby certify that  
Stephen W. House and Michael E. Osborn

whose name(s) as general partner(s) of Osborn-House Investments, Ltd.,  
a (n) Alabama (state) (general) (limited)

partnership, and whose name(s) is (are) signed to the foregoing instrument, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of said instrument, (he) (she) (they), as such partner(s), and with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand and official seal this 1st day of October, 1991

AFFIX NOTARIAL SEAL

Richard D. Mink  
Notary Public

My commission expires: 10-23-93

**RICHARD D. MINK**  
**MY COMMISSION EXPIRES**  
**10/23/93**

BOOK 367 PAGE 398

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

91 OCT -7 PM 2:09

Richard A. Snowdon, Jr.  
JUDGE OF PROBATE

1. Dead Tax	\$ 0.00
2. Mfg. Tax	\$ 0.00
3. Recording Fee	\$ 5.00
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$ 0.00
6. Certified Fee	\$ 1.00
<b>Total</b>	<b>\$ 9.00</b>

Return to:

TO

**WARRANTY DEED**

Partnership Warranty Deed

STATE OF ALABAMA  
COUNTY OF



Recording Fee \$  
Deed Tax \$

This form furnished by

**Cahaba Title, Inc.**

RIVERCHASE OFFICE  
2068 Valleydale Road  
Birmingham, Alabama 35244  
Phone (205) 988-5600

EASTERN OFFICE  
213 Gadsden Highway, Suite 227  
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