

THIS INSTRUMENT PREPARED BY:
JAMES R. MONCUS, JR.
ATTORNEY AT LAW
1318 ALFORD AVENUE SUITE 102
BIRMINGHAM AL 35226

SEND TAX NOTICE TO:

Christopher E. Latham
306 GABLES DRIVE
BIRMINGHAM, AL. 35244

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars and other good and valuable consideration (\$10.00) to the undersigned grantor (whether one or more, in hand paid by the grantees herein, the receipt whereof is acknowledged, I or we,

Frederick C. Folsom, Jr., and wife, Karen Folsom

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

Christopher E. Latham and Anita R. Latham

(herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate, situated in Shelby County, Alabama, to-wit:

Unit 306, Building 3, in The Gables, A Condominium, a condominium located in Shelby County, Alabama, as established by Declaration of Condominium and By-Laws thereto as recorded in Real Volume 10, Page 177, together with an undivided interest in the common elements as set forth in the aforesaid Declaration, said Unit being more particularly described in the floor plans and architectural drawings of The Gables. A Condominium as recorded in Map Book 9, Pages 41-44 in the Probate Office of Shelby County, Alabama (the "Unit"); being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to all reservations, restrictions, covenants or easements of record or obtained through use.

35,000 of the above mentioned consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the same unto the Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, 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 stated 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.

06/03/1993-15970
12:57 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 21.00

STONE, PATTON, KIERCE & FREEMAN
POST OFFICE BOX 237
BESSEMER, ALABAMA 35021

0651-3661
Inst # 1993-15970

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 27TH day of May, 1993.

Frederick C. Folsom, Jr.
Frederick C. Folsom, Jr.

Karen Folsom
KAREN FOLSOM

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Frederick C. Folsom, Jr., and wife, Karen Folsom, 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 27TH day of May, 1993.

Brenda R. Jitts
Notary Public

MY COMMISSION EXPIRES: 1/3/96

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