

THIS INSTRUMENT PREPARED BY:
James J. Odom, Jr.
P. O. Box 11244
Birmingham, AL 35202-1244

SEND TAX NOTICE TO:
Robert C. Farmer
117 Kings Crest Lane
Pelham, AL 35124

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT in consideration of Thirty Thousand and No/100 Dollars (\$30,000.00) and other good and valuable consideration, to the undersigned grantors, Jim W. Latham and wife, Anita R. Latham, in hand paid by Robert C. Farmer, the receipt whereof is hereby acknowledged, the said Jim W. Latham and wife, Anita R. Latham (referred to herein as "Grantors"), do by these presents, grant, bargain, sell and convey unto the said Robert C. Farmer (herein referred to as "Grantee") the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 138, according to the Survey of Weatherly Windsor, Sector 5, as recorded in Map Book 14, at Page 104, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Restrictions and covenants recorded in Real Book 322, Page 589, in the Probate Office of Shelby County; (3) Permit to Alabama Power Company recorded in Real Book 337, Page 719, in the Probate Office; (4) Easement to Alabama Power Company recorded in Real Book 364, Page 397, in the Probate Office; (5) Title to minerals underlying caption lands with mining rights and privileges belonging thereto as reserved in Real Book 322, Page 933, in the Probate Office; (6) 70-foot building set back line from Kings Crest Lane as shown on recorded map of subdivision.

\$25,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever.

And said Grantors do for themselves, their heirs and assigns, covenant with said Grantee, his heirs and assigns, that they lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; that Grantor will, and their heirs and assigns shall, warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

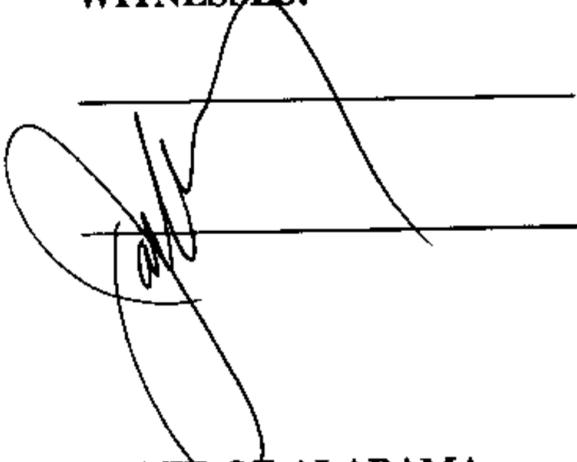
Inst # 1993-37576

11/24/1993-37576
11:32 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOR MCD 15.50

Inst # 1993-37576

IN WITNESS WHEREOF, the undersigned have executed this conveyance on this the 16th day of November, 1993.

WITNESSES:





Jim W. Latham

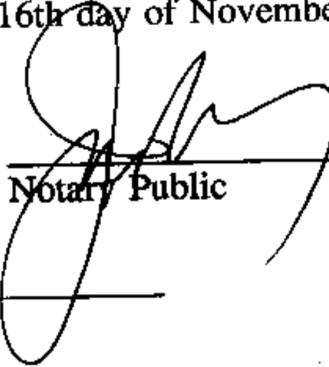

Anita R. Latham

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jim W. Latham and wife, Anita R. Latham, 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 16th day of November, 1993.



Notary Public

My Commission Expires: 25 May 96

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