

RE-RECORD TO ATTACH ACKNOWLEDGMENT FOR VICTOR V. BUZACHERO, HUSBAND OF NANCY S. BUZACHERO.

Send Tax Notice To: Anita R. Latham

This instrument was prepared by

(Name) Larry L. Halcomb
(Address) 3512 Old Montgomery Highway
Birmingham, Alabama 35209

2008 Hawthorne Lane
Birmingham, Alabama 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Thirty-Six Thousand Five Hundred & No/100 (236,500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Victor V. Buzachero and wife, Nancy S. Buzachero

(herein referred to as grantors) do grant, bargain, sell and convey unto

Anita R. Latham and Jim W. Latham

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Lot 1302, according to the Survey of Riverchase Country Club, 21st Addition, as recorded in Map Book 9 page 88 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to taxes for 1994.

Subject to building setback line of 35 feet reserved from Hawthorne Lane as shown by plat.

Subject to public utility easements as shown by recorded plat, including 10 feet on the Westerly side of lot.

Subject to Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Residential) recorded in Misc. Book 14 beginning at Page 536, as amended in Misc. Book 17, beginning at Page 550, Real 54 page 81 and Notice of Compliance Certificate, recorded in Misc. Book 34 Page 549 in Probate Office.

Subject to right(s)-of-way(s) granted to Alabama Power Co. by instrument(s) recorded in Real 40 page 209 in Probate Office.

Subject to agreement with Alabama Power Co. as to underground cables recorded in Real 41 page 198 and covenants pertaining thereto recorded in Real 38 page 774 in Probate Office.

\$ 198,650.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 hand(s) and seal(s), this 4th day of November, 1993

WITNESSES:
Patty Littlejohn (Seal)
Patty Littlejohn (Seal)
Kathy Woodruff (Seal)

Victor V. Buzachero (Seal)
Nancy S. Buzachero (Seal)

STATE OF TEXAS
DALLAS COUNTY



KATHY FULMER
Notary Public, State of Texas
My Commission Expires 12-23-1997

01/19/1994-02056 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

I, THE UNDERSIGNED, hereby certify that Victor V. Buzachero and wife, Nancy S. Buzachero whose name S 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 4th day of November, A. D., 1993

My Commission Expires: 12-23-97

FORM NO. LT002

Notary Public.

(SEAL)

Inst # 1993-36224

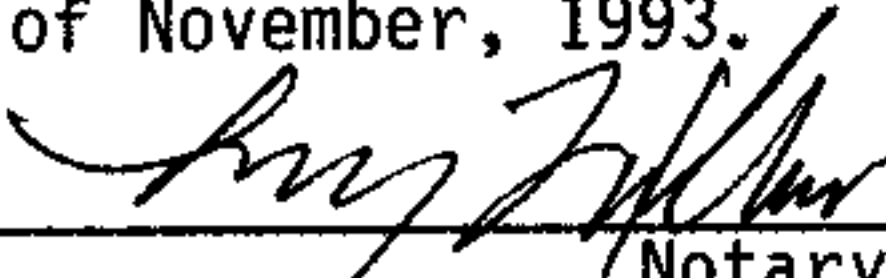
Inst # 1994-02056

General Acknowledgment

STATE OF ALABAMA
JEFFERSON COUNTY

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Victor V. Buzachero, husband of Nancy S. Buzachero, whose name(s) is signed to the foregoing conveyance, and who is 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 8th day of November, 1993.



(Notary Public)

My Commission Expires January 23, 1994

Inst # 1994-02056

01/19/1994-02056
03:12 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00