

R94-1568

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

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Attorneys at Law
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SEND TAX NOTICE
GARY RANDAL LATTA
2517 ELIZABETH DRIVE
PELHAM, AL 35124

Inst # 1994-30405

10/06/1994-30405
09:47 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE MCD 24.00

STATE OF ALABAMA)

COUNTY OF SHELBY)

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED EIGHTEEN THOUSAND and 00/100 (\$118,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, J. TIMOTHY HEAMES and JOYCE THOMPSON HEAMES, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto GARY RANDAL LATTA AND LISA ELLEN LATTA, HUSBAND AND WIFE (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 9, ACCORDING TO THE SURVEY OF ROYAL OAKS, FIRST SECTOR, AS RECORDED IN MAP BOOK 7, PAGE 17, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1993 which constitutes a lien but are not due and payable until October 1, 1994.
2. 10 foot easement along the North and East lot lines of said parcel for public utilities, sanitary sewers, storm ditches as shown on recorded map.
3. 30 foot building restriction line from Elizabeth Drive as shown on recorded map.
4. Restrictions appearing of record in Misc. Book 24, Page 699 and as shown on recorded map.

\$106,100.00 of the consideration herein was derived from a mortgage 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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, J. TIMOTHY HEAMES and JOYCE THOMPSON HEAMES, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 29th day of September, 1994.


J. TIMOTHY HEAMES

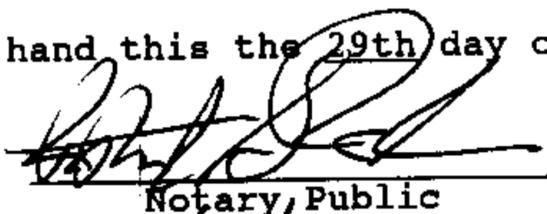

JOYCE THOMPSON HEAMES

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that J. TIMOTHY HEAMES and JOYCE THOMPSON HEAMES, HUSBAND AND WIFE, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 29th day of September, 1994.


Notary Public

My commission expires: 7/16/96

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