SEND TAX NOTICE TO:

(Name) Michael Conn and Susan Conn P.O. Box 1382 (Address) Columbiana, Alabama 35051 This instrument was prepared by (Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW (Address) COLUMBIANA, ALABAMA 35051 WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama STATE OF ALABAMA KNOW ALL MEN BY THESE PRESENTS. SHELBY That in consideration of TWENTY-FIVE THOUSAND AND NO/100 (\$25,000.00) ------DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Billy Nelson Lathan and wife, Betty Ann Lathan; and Annie Estelle Hughes, a widow (herein referred to as grantors) do grant, bargain, sell and convey unto Michael Conn and wife, Susan Conn (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 4, of Owen's Addition to the Town of Columbiana, as the same appears of record in the Probate Office of Shelby County, Alabama in Map Book 3 page 76; being situated in Shelby County, Alabama. SUBJECT TO THE FOLLOWING EXCEPTIONS AND CONDITIONS: 1. General and special taxes or assessments for 1995 and subsequent years not yet due and payable. Building setback line(s) as shown by plat. Public easements as shown by recorded plat. Right(s)-of-Way(s) granted to City of Columbiana by instrument(s) recorded in Deed Book 233 page 644 in Probate Office. \$25,000.00 was paid from a mortgage executed simultaneously herewith. By execution of this deed, Annie Estelle Hughes, as Grantor, conveys to the Grantees her life estate interest and any and all right, title, and interest which she might have in the hereinabove described property. Inst # 1994-35880 12/06/1994-35880 03:58 PM CERTIFIED TO HAVE AND TO HOLD Unto the said GRANTIES as joint tenants, with right of 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. 6th _hand(s) and seal(s), this our IN WITNESS WHEREOF, ___ _have hereunto set. December day of__ WITNESS: (Seal) ly Nelson Betty/Ann Lathan (Seal) (Seal) Annie Estelle Hughes STATE OF ALABAMA SHELBY a Notary Public in and for said County, in said State, the undersigned authority hereby certify that Billy Nelson Lathan and wife, Betty Ann Lathan; and Annie Estelle Hughes, a widow known to me, acknowledged before me signed to the foregoing conveyance, and who_____ <u>are</u> whose nameS are executed the same voluntarily <u>they</u> on this day, that, being informed of the contents of the conveyance ______ on the day the same bears date. December Given under my hand and official seal this ____6th