

SEND TAX NOTICE TO:
Donald C. Steele Jr.
Laura Steele
2517 Elizabeth Drive
Pelham, Alabama 35124

STATE OF ALABAMA)
SHELBY COUNTY)

Inst # 1995-31012

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of One Hundred Twenty Thousand Dollars (\$120,000.00), to Gary Randal Latta and wife, Lisa Ellen Latta (hereinafter referred to as "Grantors"), in hand paid by Donald Carl Steele Jr. and wife, Laura Steele (hereinafter referred to as "Grantees") the receipt whereof is hereby acknowledged by Grantors, the Grantors do hereby GRANT, BARGAIN, SELL and CONVEY unto the Grantees, Donald Carl Steel Jr. and wife, Laura Steele for and during their joint lives and upon the death of either of them, then to the survivor of them, together with every contingent remainder and right of reversion, 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;

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantors in and to any and all roads, alleys and ways bounding said premises.

This conveyance is made subject to the following:

1. Taxes due and payable October 1, 1996;
2. Easement for public utilities and drainage over and across the North and East 10 feet of subject property as set out in Map Book 7, Page 17;
3. Restrictions and Covenants contained in Misc. Book 24, Page 699;
4. Minimum building set back line over and across the Southwesterly 30 feet as set on recorded plat; and
5. Purchase Money Mortgage to Countrywide Funding Corporation in the amount of \$96,000.00 dated October 18, 1995 and recorded simultaneously herewith.

TO HAVE AND TO HOLD to the said 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 of such survivor forever, together with every contingent remainder and right of reversion; 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) 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 the Grantors do for themselves, their heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that they have

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a good right to sell and convey the same as aforesaid; and that they will, and their 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, the said Grantors have hereunto set their signatures and seals, this 18th day of October, 1995.

Gary Randal Latta
Gary Randal Latta

Lisa Ellen Latta
Lisa Ellen Latta

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Gary Randal Latta and Lisa Ellen Latta, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18th day of October, 1995.

C. Linwood Bragan
Notary Public
My Commission Expires: 4-21-97

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THIS INSTRUMENT PREPARED BY:
C. Linwood Bragan
1117 South 22nd Street
Birmingham, Alabama 35205

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