

This instrument was prepared by

Courtney Mason & Associates PC  
1904 Indian Lake Drive, Ste 100  
Birmingham, Alabama 35244

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVENTY EIGHT THOUSAND & NO/100---- (\$78,000.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I E. H. Hutchison, a single individual (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Anita R. Latham, a married individual (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Condominium Unit Number 179 of Cambrian Wood Condominium, a condominium according to the Declaration of Condominium Ownership of Cambrian Wood Condominium, recorded in Misc. Book 12, beginning at page 87, and amended by Misc. Book 13 page 2; Misc. Book 13 page 4 and Misc. Book 13 page 344, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama. Together with an undivided .0133124 per cent interest appurtenant to said unit in the common elements as set forth in Exhibit C of said Declaration, and together with all of its appurtenance according to the Declaration.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$70,200.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: P.O. Box 9, Jackson, Ala 35244

TO HAVE AND TO HOLD to the said grantee, his, her, or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 22nd day of February, 1996.

*E. H. Hutchison*

E. H. Hutchison

Inst # 1996-06005  
02/26/1996-06005  
11:12 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
16.50  
30: 5MA (SEAL)

STATE OF ALABAMA

SHELBY COUNTY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that E. H. Hutchison, a single individual whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of February A.D., 1996

COURTNEY H. MASON, JR.  
MY COMMISSION EXPIRES  
3/5/99

*Courtney H. Mason, Jr.*  
Notary Public