

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

MIKE L. LAATZ
1123 ELM DRIVE
ALABASTER, AL 35007

Inst # 1996-08074

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 FORTY THREE THOUSAND and 00/100 (\$143,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, THOMAS L. CHAMBERS and ROBIN R. CHAMBERS, HUSBAND AND WIFE (herein referred to as GRANTORS) do grant, bargain, sell and convey unto MIKE L. LAATZ and CHRISTINE J. LAATZ, 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 161, ACCORDING TO THE SURVEY OF AUTUMN RIDGE, SECOND SECTOR, AS RECORDED IN MAP BOOK 14, PAGE 16, 17 AND 18, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1995 which constitutes a lien but are not yet due and payable until October 1, 1996.
2. A ten foot public utility easement on the Southern and Northeasterly sides of subject property as shown by recorded plat.
3. A seven and one-half foot public utility easement on the Western side of subject property as shown by recorded plat.
4. Easement and Restrictions as set out in Real Book as set out in Real Book 150, Page 649.
5. Easement and Right of Way for ingress and egress as set out in Real Book 150, Page 652.
6. Excepting therefrom title to all minerals of every kind and character, within and underlying the premises, together with mining rights and other rights, privileges and immunities relating thereto, including release of damages, as recorded in Volume 150, Page 648, in said Probate Office.
7. Restrictions as set out in Real Book 282, Page 146.
8. Easement to Alabama Power Company as recorded in Real Book 220, Page 453.
9. Right of Way and Easement to Alabama Power Company and South Central Bell Telephone Company as recorded in Real Book 315, Page 489.

03/12/1996-08074
10:01 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE NCJ 18.30

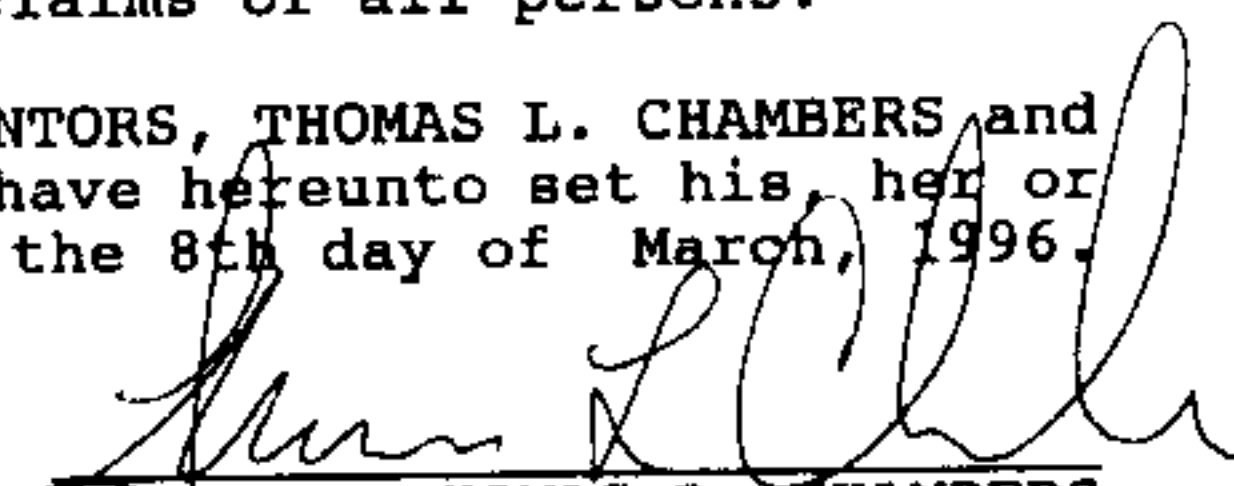

10. Right of Way and Easement to Colonial Pipeline Company as recorded in Deed Book 223, Page 437 and Deed Book 267, Page 834.
11. Right of Way to Southern Natural Gas Corporation as recorded in Deed Book 90, Page 29 and Deed Book 90, Page 279.
12. A thirty five foot building set back line from Elm Drive as shown by recorded plat.

\$135,850.00 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, THOMAS L. CHAMBERS and ROBIN R. CHAMBERS, HUSBAND AND WIFE, have hereunto set his, her or their signature(s) and seal(s), this the 8th day of March, 1996.


THOMAS L. CHAMBERS

ROBIN R. CHAMBERS

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that THOMAS L. CHAMBERS and ROBIN R. CHAMBERS, 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 8th day of March, 1996.


Notary Public

My commission expires:

5-20-96

Inst # 1996-08074

03/12/1996-08074
10:01 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 18.50