

This instrument was prepared by

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

Inst # 1997-11680

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THREE HUNDRED TEN THOUSAND & NO/100---- (\$310,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged ~~to~~, Robert C. Farmer, a married man (herein referred to as grantors), do grant, bargain, sell and convey unto Anita R. Latham and husband, Jimmy W. Latham (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

See Legal description Attached As Exhibit "A".

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

\$279,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 101 Hampton Lake Drive Pelham, Alabama 35124

[Handwritten initials] This property is not the homestead property of the Grantors Wife as defined by the Code of Alabama.

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.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 14th day of April, 1997.

[Signature of Robert C. Farmer]
Robert C. Farmer (SEAL)

04/16/1997-11680
09:53 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 42.00
General Acknowledgment

STATE OF ALABAMA
SHELBY COUNTY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert C. Farmer, a married man 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of April A.D., 1997

[Signature]
Notary Public

COURTESY H...
MY COMM...
3/3/99

EXHIBIT "A"

Parcel I

Lot 43, according to the Survey of High Hampton, Sector I, as recorded in Map Book 19 page 89 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Parcel II

Commence at the Northeastern most corner of Lot 43 in High Hampton, Sector One, as recorded in Map Book 19 page 89 in the Judge of Probate Office of Shelby County, Alabama said point also being the point of beginning and also being on the Southwesterly right of way line of Hampton Lake Drive (60 foot right of way); thence South 44 deg. 45 min. 15 sec. East along said right of way a distance of 10.00 feet; thence South 27 deg. 30 min. 07 sec. West and leaving said right of way a distance of 14.54 feet; thence North 00 deg. 46 min. 11 sec. West a distance of 20.00 feet to the point of beginning; being situated in Shelby County, Alabama.

R. J. F.

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