

THIS INSTRUMENT WAS PREPARED WITHOUT EVIDENCE OF TITLE.

SEND TAX NOTICE TO:

(Name) Kendall Latham

This instrument was prepared by

(Address)

(Name) Michael T. Atchison, Attorney at Law

(Address) P.O. Box 822 Columbiana, Ala. 35051

VALUE \$1,000.00

Form 113 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Charles Henry Hughes and wife, Connie Lorene Hughes

(herein referred to as grantors) do grant, bargain, sell and convey unto

Kendall Latham and Victoria Latham

(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 5, according to Owen's Addition to Columbiana, according to map recorded in Map Book 3, Page 76, in the Probate Office of Shelby County, Alabama.

EXCEPTING easement to City of Columbiana.

Subject to a 20-foot road right of way as shown by deed in Deed Book 233, Page 642 to the City of Columbiana.

Subject to restrictions, easements and rights of way of record.

Inst # 1998-00127

01/05/1998-00127  
12:28 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
JUL 12 1998

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, 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.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this

day of October, 19 97

WITNESS:

(Seal)

Charles Henry Hughes

(Seal)

(Seal)

Connie Lorene Hughes

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Charles Henry Hughes and Connie Lorene Hughes whose name is are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

(Given under my hand and official seal this

day of

October

A.D. 19

97

Notary Public

1998-00127