

WARRANTY DEED

SEND TAX NOTICE TO:
Michael Steve Brasher
123 Brynleigh Drive
Sterrett, AL 35147

THE STATE OF Alabama
COUNTY OF Jefferson

(\$ 158,000.00)

THIS WARRANTY DEED, made and entered into on this, the 18th day of December, 1997, by and between Thomas V. Latham and Betty J. Latham, husband and wife, as parties of the first part, and Michael Steve Brasher and Patricia B. Brasher, as joint tenants with right of survivorship, as parties of the second part;

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid by the said parties of the second part, and other good and valuable considerations, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said parties of the second part

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

Lot 27, according to the Survey of Brynleigh Estates, as recorded in Map Book 19, page 139, in the Probate Office of Shelby County, Alabama.

TO HAVE AND HOLD the tract or parcel of land above described, together with all and singular the rights, privileges, tenements, appurtenances and improvements thereunto belonging or in anywise appertaining unto the said parties of the second part,

\$142,200.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

AND THE SAID parties of the first part hereby covenant with and represent unto the said parties of the second part, their heirs and assigns, that they are seized in fee of the above described property; that they have a good and lawful right to sell and convey the same; that the same is free from encumbrances EXCEPT for ad valorem taxes for the year 1998 which are due and payable October 1, 1998 and that they will forever warrant and defend the title to the same and the possession thereof unto the said parties of the second part, their heirs and assigns, against the lawful claims and demands of all persons whomsoever, EXCEPT as to the aforesaid taxes.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set our hands and seal on the day and year first above written.

Thomas V. Latham (Seal)
Thomas V. Latham
Betty J. Latham (Seal)
Betty J. Latham

THE STATE OF GEORGIA
COUNTY OF FULTON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Betty J. Latham, wife of Thomas V. Latham, whose name she 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, has executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 18th day of December, 1997

Notary Public, Civilized County, Georgia
My Commission Expires 12/31/98 (Seal)
Notary Public Bretha Prater
Bretha Prater

This instrument was prepared by:

Rory Gilbert, (612) 941-0280

10125 Crosstown Circle, Eden Prairie, MN 55344

03/30/1998-11067
10:36 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NEL 27.00

Inst # 1998-11067

This acknowledgment is only used if the owners will be signing separately. Refer to #5 on the previous page.

STATE OF Georgia
COUNTY OF Newton | S.S.

On December 24, 1997 before me, Sandra M. Morris, a Notary Public in and for said County and State, personally appeared Thomas V. Latham, husband of Betty J. Latham personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature Sandra M. Morris

My Commission expires: 03/30/1998

(This area for official notarial seal)

Inst # 1998-11067
03/30/1998-11067
10:36 AM CLK111LEJ
SELBY COUNTY JUDGE OF PROBATE
002 NEL 27.00

REQUIRED NOTARY PUBLIC INFORMATION

(This is required to be completed on all transactions)

Notary Public's Business Address: 14117 Industrial Park Blvd., NE
Covington, Georgia 30014
Notary Public's Business Phone: (770) 385-3610
Notary Public's Name: Sandra M. Morris

(Please print or type)