

This instrument was prepared by:
Martin, Rawson, & Woosley, P.C.
#2 Metroplex Drive, Suite 102
Birmingham, Alabama 35209

Send Tax Notice:
Donald Lathem, Jr.
1005 Lakeshore Circle
Birmingham, AL 35244

Warranty Deed

State of Alabama

Know All Men By These Presents,

Shelby County

That in consideration of Ten Dollars and no/100 (\$10.00) other good and valuable consideration

to the undersigned grantor, **CHAMPION PROPERTIES, L.L.C.** (herein referred to as GRANTOR) in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain sell and convey unto

DONALD LATHEM, JR.

\$87,200.00 was paid from a mortgage loan closed simultaneously herewith

(herein referred to as GRANTEES), the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 6, ACCORDING TO THE SURVEY OF FERNWOOD SECOND SECTOR, AS RECORDED IN MAP BOOK 5, PAGE 63, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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

TO HAVE AND TO HOLD to the said GRANTEES, his, her or their heirs and assigns forever. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs, and assigns, that GRANTOR is lawfully seized in fee simple for said premises; that said premises are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; and that GRANTOR will and its successors and assigns shall warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said GRANTORS, by Donald Nickerson Latham, Jr., (one and the same person as Donald Latham, Jr.) its Member Manager, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 18th day of April, 2002.

CHAMPION PROPERTIES, L.L.C.

BY:

Its: MEMBER MANAGER

THE STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donald Nickerson Latham, Jr., whose name as Member Manager of Champion Properties, L.L.C., 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 as such Member Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company on the date the same bears date.

Given under my hand and official seal of office this the 18th day of April, 2002.

Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: OCTOBER 2, 2004

04/22/2002-18633
02:14 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MHW 12.00

Martin Rawson Woolsey

53981-2002 * Inst