

THIS DOCUMENT WAS PREPARED BY:

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Send Tax Notice to:

Lana M. Turley  
1071 Grand Oaks Drive  
Bessemer, AL 35022

THE STATE OF ALABAMA )

SHELBY COUNTY )

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of the sum of TWO HUNDRED NINETY SEVEN THOUSAND FIVE HUNDRED and No/100 DOLLARS (\$297,500.00) in hand paid by the GRANTEE herein, the receipt, adequacy and sufficiency whereof are hereby acknowledged, David Latham Homes, L.L.C. (Grantor), does hereby grant, bargain, sell and convey unto Lana M. Turley (Grantee), the following described real property, located and situated in Shelby County, Alabama, to-wit:

Lot 17, according to the Final Plat, Grand Oaks, as recorded in Map Book 31, Page 68, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the current year, 2004.
2. Any and all easements, restrictions, covenants, liens and encumbrances of record, if any.

\$238,000.00 of the purchase price recited above was paid from the proceeds of a purchase money mortgage delivered simultaneously with delivery of the within deed.

\$29,750.00 of the purchase price recited above was paid from the proceeds of a purchase money second mortgage delivered simultaneously with delivery of the within deed.

TO HAVE AND TO HOLD to the said Grantee, her heirs, personal

representatives, executors and assigns forever.

And Grantor does for itself and for its successors and assigns covenant with the said grantee, her heirs, personal representatives and assigns, that it is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said grantee, her heirs, personal representatives and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed on the 19<sup>th</sup> day of December, 2003.

DAVID LATHAM HOMES, L.L.C.

BY: *David Latham*

BY: *Deborah R. Latham*  
Its: Members

THE STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that David Latham and Deborah R. Latham, whose names as Members of David Latham Homes, L.L.C., an Alabama limited liability company, 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 said conveyance, they, as such Members and with full authority, executed the same voluntarily for and as the act of said limited liability company

Given under my hand and official seal this the 19<sup>th</sup> day of December, 2003.

*Linda Hanson Serron*  
NOTARY PUBLIC

My commission expires: 3-5-04