

PURCHASE PRICE: \$227,500.00

\$77,600.00 OF THE PURCHASE PRICE ABOVE WAS PAID BY A MORTGAGE CLOSED SIMULTANEOUSLY.

11.00
150.00
20040202000051950 Pg 1/1 161.00
Shelby Cnty Judge of Probate, AL
02/02/2004 10:21:00 FILED/CERTIFI

NO TITLE OPINION RENDERED

SEND TAX NOTICE TO:

(Name) CYNTHIA LATHAM

(Address) 520 MARINA RD, ADGER, AL 35006

This instrument was prepared by
Law Firm
Maddox, Thornley & Sanders
Jasper, Alabama 35501

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, Kamal Hosein and wife, Sherrie L. Phillips (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Cynthia K. Latham (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 7, Block 3, according to the Survey of Southlake Crest, 1st Sector, as recorded in Map Book 17, page 74, in the Probate Office of Shelby County, Alabama.

Subject to the following:

1. Taxes for the year 2004 a lien not due and payable.
2. Restrictions, easements, and rights of way of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, her 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 16th day of January, 2004.

Kamal Hosein (Seal)
KAMAL HOSEIN

Sherrie L. Phillips (Seal)
SHERRIE L. PHILLIPS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Kamal Hosein and wife, Sherrie L. Phillips whose names 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 16th day of January, 2004.

Donna L. Franklen
NOTARY PUBLIC

My Commission expires:

MY COMMISSION EXPIRES: 03-21-2008