



20050428000203810 1/1 \$21.50  
Shelby Cnty Judge of Probate, AL  
04/28/2005 12:45:55PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW  
2100 LYNNGATE DRIVE  
BIRMINGHAM, ALABAMA 35216

Send tax notice to:  
William C. Laatsch  
Leigh F. Laatsch  
5534 Timber Hill Road  
Birmingham, AL 35243

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA  
JEFFERSON COUNTY**

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Two hundred eight thousand and 00/100 (\$208,000.00) Dollars [of which amount \$197,600.00 is paid from the proceeds of two purchase money mortgages closed and recorded simultaneously herewith] to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, John A. Matthews, a widower (herein referred to as grantors) do grant, bargain, sell and convey unto William C. Laatsch and Leigh F. Laatsch (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in SHELBY County, Alabama to-wit:

Part of the Northwest 1/4 of Northeast 1/4 of Section 27, Township 19, Range 2 West, described as follows:

Begin at the Northeast corner of Lot 2, Block 3, of Cherokee Forest, First Sector, as recorded in Map Book 5, Page 17, and run thence in an Easterly direction along the projection of the Northerly line of said Lot 2, Block 3, a distance of 200 feet; thence 90 degrees right, in a Southerly direction a distance of 210 feet; thence 90 degrees right in a Westerly direction a distance of 200 feet; thence 90 degrees right in a Northerly direction a distance of 210 feet to point of beginning, Shelby County, Alabama.

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

Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 person.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this April 27, 2005.

WITNESS:

\_\_\_\_\_ (SEAL)

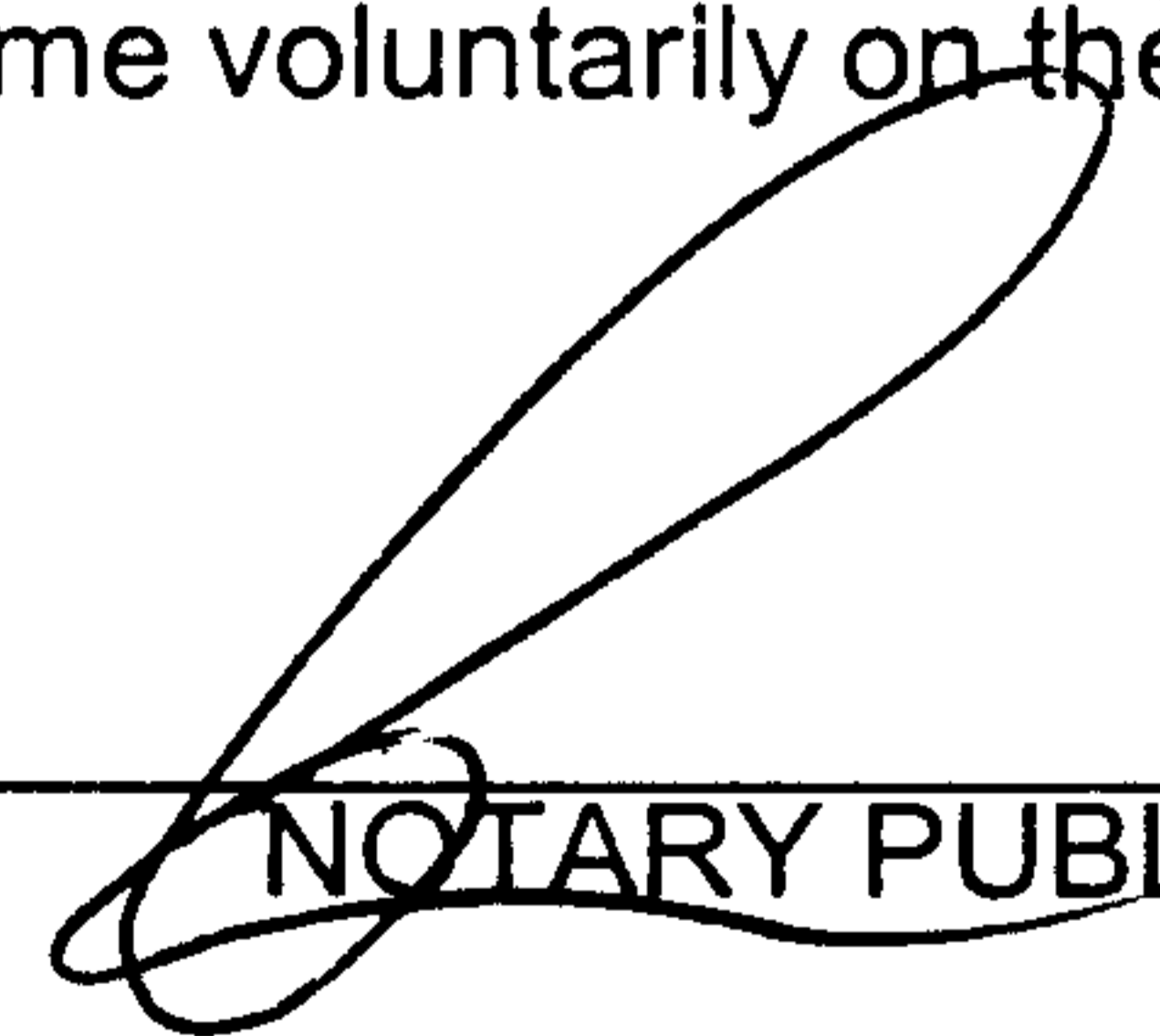
 (SEAL)  
John A. Matthews

**STATE OF ALABAMA  
JEFFERSON COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John A. Matthews, a widower, whose name(s) 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on April 27, 2005.

My commission expires: 4-6-08

  
\_\_\_\_\_  
NOTARY PUBLIC

Shelby County, AL 04/28/2005  
State of Alabama

Deed Tax: \$10.50