20050819000429110 1/1 \$70.00 Shelby Cnty Judge of Probate, AL 08/19/2005 04:03:58PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:

ALÁN C. KEITH, ATTORNEY AT LAW 2100 LYNNGATE DRIVE BIRMINGHAM, ALABAMA 35216 Send tax notice to: Thomas Keen Nancy G. Keen 324 Emerald Lane Chelsea, AL 35043

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 ninety-three thousand five hundred and 00/100 (\$293,500.00) Dollars [of which amount \$234,800.00 is paid from the proceeds of a purchase money mortgage closed and recorded simultaneously herewith] to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Christopher Latka (by his attorney-in-fact, John Mejia) and wife, Kelly Latka (by her attorney-in-fact, John Mejia) (herein referred to as grantors) do grant, bargain, sell and convey unto Thomas Keen and Nancy G. Keen (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in SHELBY County, Alabama to-wit:

Lot 9-A, according to a Resurvey of Lots 8 thru 22 of Emerald Parc, Phase II (as recorded in Map Book 32, Page 65), and Lots 33 thru 37 of Emerald Parc (as recorded in Map Book 29, Page 47). Said Resurvey being recorded in Map Book 32, Page 138, in the Probate Office of 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.

Shelby County, AL 08/19/2005 State of Alabama

Deed Tax: \$59.00

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 August 16, 2005.
WITNESS:	
(SEAL)	Christopher Latka, by his atty-in-fact,
(SEAL)	John Mejia Kelly Latka, by her atty-in-fact, John Mejia

STATE OF ALABAMA JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Christopher Latka (by his attorney-in-fact, John Mejia) and wife, Kelly Latka (by her attorney-in-fact, John Mejia), whose name(s) 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 on August 16, 2005.

My commission expires: 4-6-08

NOTARY PUBLIC NO