

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

R. Shan Paden
PADEN & PADEN, PC
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

JAMES DAVID LATHAM
1091 GRAND OAKS DRIVE
BESSEMER, AL 35022

STATE OF ALABAMA

COUNTY OF SHELBY

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

Know All Men by These Presents: That in consideration of **TEN THOUSAND DOLLARS 00/100 (\$10,000.00)** to the undersigned grantor, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, **DAVID LATHAM HOMES, LLC** does by these presents, grant, bargain, sell and convey unto **JAMES DAVID LATHAM and DEBRA R. LATHAM**, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 21-A, according to a resurvey of Lots 21 and 22 of Final Plat Grand Oaks, as recorded in Map Book 33, Page 55, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

- 1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2008 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2009.**
- 2. EXISTING EASEMENTS, RESTRICTIONS, COVENANTS, CONDITIONS AND OTHER MATTERS OF RECORD.**

\$.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns

shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, **DAVID LATHAM HOMES, LLC**, by **DAVID LATHAM and DEBRA LATHAM** its **MEMBERS**, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 27TH day of March, 2009.

DAVID LATHAM HOMES, LLC



DAVID LATHAM
MEMBER



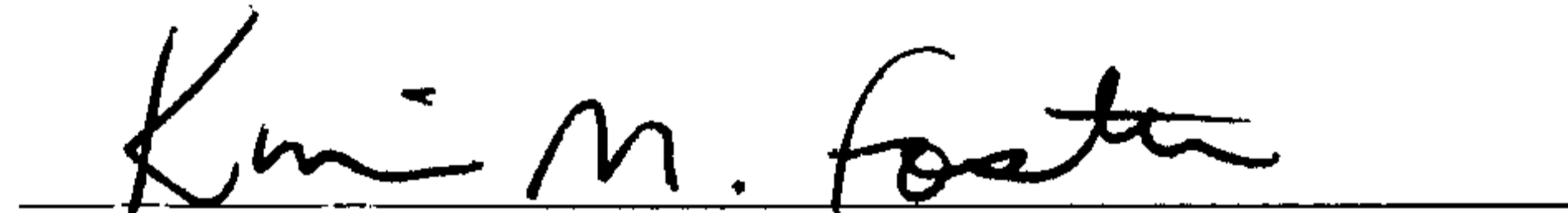
DEBRA LATHAM
MEMBER

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **DAVID LATHAM and DEBRA LATHAM**, whose name as **MEMBERS** of **DAVID LATHAM HOMES, LLC**, 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this the 27th day of March, 2009.



Notary Public

My commission expires: 12-27-2010