



20090407000127770 1/2 \$230.00  
 Shelby Cnty Judge of Probate, AL  
 04/07/2009 01:57:15PM FILED/CERT

Send tax notice to:

DAVID KAZAN, JR.  
1128 HAVEN RD  
BIRMINGHAM, AL, 35242

This instrument prepared by:  
 CHARLES D. STEWART, JR.  
 Executive Real Estate Group, LLC  
 4898 Valleydale Road, Suite A-2  
 Birmingham, Alabama 35242

STATE OF ALABAMA  
 SHELBY COUNTY

2009045

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Sixteen Thousand and 00/100 Dollars (\$416,000.00) in hand paid to the undersigned, MATTHEW R. LATTA and GINGER T. LATTA, husband and wife (hereinafter referred to as "Grantor") by DAVID KAZAN, JR. (hereinafter referred to as Grantee"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 8, ACCORDING TO THE SURVEY OF THE HAVEN AT GREYSTONE, 1ST SECTOR, AS RECORDED IN MAP BOOK 31, PAGE 47, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2009 WHICH CONSTITUTES A LIEN BUT ARE NOT DUE AND PAYABLE UNTIL OCTOBER 1, 2010.
2. BUILDING LINE, AS SHOWN BY RECORDED MAP.
3. EASEMENT, AS SHOWN BY RECORDED MAP.
4. NOTE: MAP BOOK 31, PAGE 47 SHOWS THE FOLLOWING RESERVATION: SINK HOLE PRONE AREAS- THE SUBDIVISION SHOWN HEREON INCLUDING LOTS AND STREETS, LIES IN AN AREA WHERE NATURAL LIME SINKS MAY OCCUR. AREA UNDERLAIN BY LIMESTONE AND THUS MAY BE SUBJECT TO LIME SINK ACTIVITY.
5. MINERAL AND MINING RIGHTS AND RIGHTS INCIDENT THERETO RECORDED IN DEED BOOK 121, PAGE 294, DEED BOOK 243, PAGE 828 AND REAL 261, PAGE 494, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. COVENANTS AND AGREEMENT FOR WATER SERVICE RECORDED IN REAL 235, PAGE 575, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
7. DECLARATION OF WATERSHED PROTECTIVE COVENANTS APPEARING OF RECORD IN INSTRUMENT 2000-17644 AND ASSIGNMENT AND ASSUMPTION RECORDED IN INSTRUMENT 2000-20625, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
8. MINERAL AND MINING RIGHTS AND RIGHTS INCIDENT THERETO, RELEASE OF DAMAGES, RESERVATIONS, RESTRICTIONS AND LIMITATIONS RECORDED IN INSTRUMENT 20021003000479590, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
9. DECLARATION OF PROTECTIVE COVENANTS APPEARING OF RECORD IN INSTRUMENT 1999-50995, FIRST AMENDMENT RECORDED IN INSTRUMENT 2000-4911, SECOND AMENDMENT RECORDED IN INSTRUMENT 2000-34390, THIRD AMENDMENT RECORDED IN INSTRUMENT 2000-40197, FOURTH AMENDMENT RECORDED IN INSTRUMENT 2001-16407, FIFTH AMENDMENT RECORDED IN INSTRUMENT 2001-48193, SIXTH AMENDMENT RECORDED IN INSTRUMENT 20020823000401390, SEVENTH AMENDMENT RECORDED IN INSTRUMENT 20021003000479580, EIGHTH AMENDMENT RECORDED IN INSTRUMENT 20030220000107790, NINTH AMENDMENT RECORDED IN INSTRUMENT 20030424000253400, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
10. GROUND LEASE RECORDED IN REAL 35, PAGE 880; AMENDED BY INSTRUMENT 1992-4726; FURTHER AMENDED BY INSTRUMENT 1993-3119 AND LAST AMENDED BY INSTRUMENT 1999-12257, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
11. EASEMENT FOR ALABAMA POWER COMPANY RECORDED IN REAL 133, PAGE 551, DEED BOOK 246, APGE 848 AND REAL 142, PAGE 188, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
12. RECIPROCAL EASEMENT AGREEMENT RECORDED IN INSTRUMENT 2001-38396, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
13. RESTRICTION AS SHOWN ON MAP BOOK 31, PAGE 47, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$200,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.



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TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever. The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown 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 Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 22nd day of January, 2009.

*Matthew R. Latta*  
MATTHEW R. LATTA

*Ginger T. Latta, acting by and through her AIF, Matthew R. Latta*  
GINGER T. LATTA, ACTING BY AND THROUGH HER ATTORNEY IN FACT, MATTHEW R. LATTA

Shelby County, AL 04/07/2009  
State of Alabama

Deed Tax: \$216.00

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MATTHEW R. LATTA, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22nd day of January, 2009.

*[Signature]*  
\_\_\_\_\_  
Notary Public  
Print Name:  
Commission Expires: 4-13-12

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MATTHEW R. LATTA, whose name as Agent and Attorney in fact for GINGER T. LATTA is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily in her capacity as Attorney in fact for GINGER T. LATTA on the day the same bears date.

Given under my hand and official seal this the 22nd day of January, 2009.

*[Signature]*  
\_\_\_\_\_  
Notary Public  
Print Name: Charles J. Stewart Jr.  
Commission Expires: 4-13-12