

Send tax notice to:

Gary W. Latimer  
244 Ammersee Lakes Drive  
Montevallo, AL 35115

STATE OF ALABAMA  
Shelby COUNTY

This instrument prepared by:  
CHARLES D. STEWART, JR.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

2011081296



20110902000261530 1/2 \$16.00  
Shelby Cnty Judge of Probate, AL  
09/02/2011 03:44:10 PM FILED/CERT

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty Four Thousand Nine Hundred and No/100ths Dollars (\$124,900.00), in hand paid to the undersigned, John T. Wood and Amy P. Wood, Husband and Wife, (hereinafter referred to as Grantor, whether one or more) by Gary W. Latimer, and Cassey N. Latimer, (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 12, according to the map or survey of Ammersee Lakes, First Sector, as recorded in Map Book 28, Page 98 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

General and special taxes or assessments for 2011 and subsequent years not yet due and payable.

Building setback line reserved of 25 feet from Ammersee Lakes Drive as shown by plat.

Utility easements as shown by recorded plat, including 25 feet from rear and 5 feet within Building Setback Line along Ammersee Lakes Drive.

Restrictions, covenants, and conditions as set out in Instrument #2001-29304 and Instrument #20030929000655100, in Probate Office, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 113 page 368, in Probate Office.

Easement for access as shown by instrument recorded in Instrument #1999-7188; Instrument #1999-7189 and corrected in Instrument #1999-11852; Instrument #1999-7190 and corrected in Instrument #1999-11853; Instrument #1999-7191 and corrected in Instrument #1999-11854, in said Probate Office.

\$ 129,430.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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 have 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.

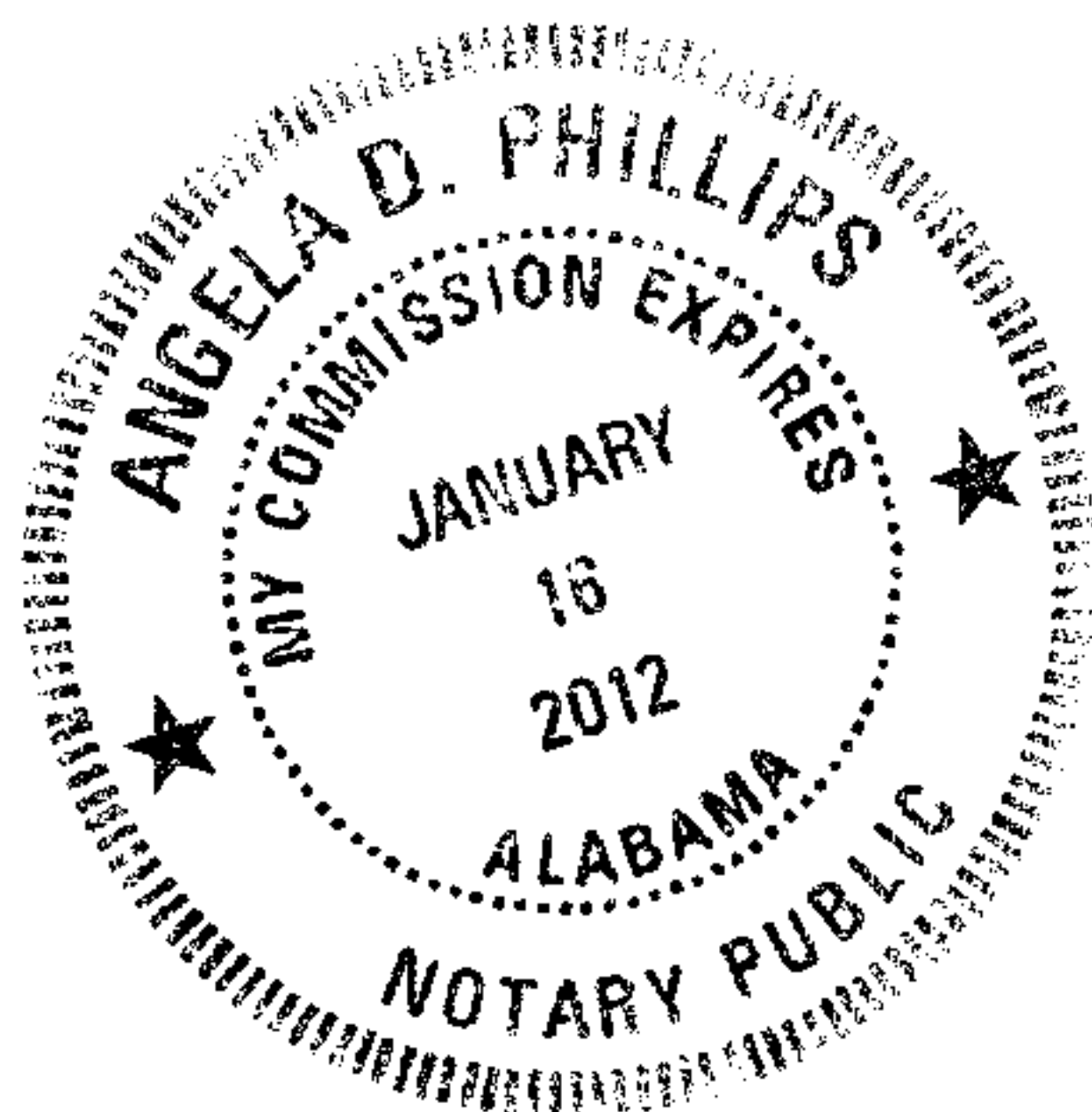
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her/their hand(s) and seal(s) this 1<sup>st</sup> day of September, 2011.

X John T. Wood  
John T. Wood  
X Amy P. Wood  
Amy P. Wood

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John T. Wood and Amy P. Wood, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1st day of September, 2011.



Angela D. Phillips  
Notary Public  
Print Name: Angela D. Phillips  
My Commission Expires: 01/16/2012

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