

Send tax notice to:

JAMES EDWARD LATHAM, LINDA F. LATHAM and JAMES G. LATHAM
212 STONEHAVEN TRACE
PELHAM, AL 35124

WARRANTY DEED
JOINTLY WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **One Hundred Thirty-Two Thousand and 00/100 (\$132,000.00)** and other valuable considerations to the undersigned GRANTOR (S), **TAMMI M. WARD CARR and JASON J. CARR, WIFE AND HUSBAND**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE (S) herein, the receipt of which is hereby acknowledged, the said GRANTOR (S) does by these presents GRANT, BARGAIN, SELL and CONVEY unto **JAMES EDWARD LATHAM, LINDA F. LATHAM and JAMES G. LATHAM**, hereinafter referred to as GRANTEE(S), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in County of Shelby State of Alabama, to-wit:

LOT 227, ACCORDING TO THE SURVEY OF THE GLEN AT STONEHAVEN, AS RECORDED IN MAP BOOK 26, PAGE 91, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$119,988.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.

TAMMI M. WARD CARR IS ONE AND THE SAME AS TAMMI M. WARD AS STATED ON TITLE.

SUBJECT TO EASEMENTS, RESTRICTIVE COVENANTS AND AD VALOREM TAXES OF RECORD.

TO HAVE AND TO HOLD, to the said GRANTEE (S), for and during their joint lives together and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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, that I (we) have a good right to sell and convey the same to the said GRANTEE (S), their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal, this 8th day of March, 2012.

Shelby County, AL 03/12/2012
State of Alabama
Deed Tax: \$12.50

Tammi M. Ward Carr
TAMMI M. WARD CARR

Jason J. Carr
JASON J. CARR

BY: Tammi Ward Carr, AIF
TAMMI WARD CARR, ATTORNEY-IN-FACT

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and County, hereby certify that TAMMI M. WARD CARR and JASON J. CARR, BY TAMMI WARD CARR, ATTORNEY-IN-FACT is/are signed to the foregoing conveyance and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, Tammi M. Ward Carr, individually and in her capacity of Attorney-in-Fact for Jason J. Carr and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of March, 2012.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:
THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243