

**This Document Prepared by:**

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**Send Tax Notice to:**

Chad Bozeman  
117 Carriage Drive  
Maylene, AL 35114

DAB12-517

**THE STATE OF ALABAMA     )  
COUNTY OF SHELBY         )**

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Hundred thirty-six thousand and No/100 DOLLARS (\$136,000.00), and other valuable considerations to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof, is hereby acknowledged we, Timothy Laatsch and Rebecca Laatsch, a married couple, (herein referred to as GRANTORS), do hereby GRANT, BARGAIN, SELL AND CONVEY unto Chad Bozeman, (herein referred to as GRANTEE), his heirs, successors and assigns in fee simple, the following described real estate situated in the County of Shelby, and State of Alabama, to-wit:

Lot 18, according to the Survey of Carriage Hill Phase II, as recorded in Map Book 13, page 129, in the Office of the Judge of Probate of Shelby County, Alabama.

Source of title: Instrument number 20060217000076540.

\$129,200.00 of the purchase price paid herein was paid with mortgage filed simultaneously herewith.

**SUBJECT TO:**

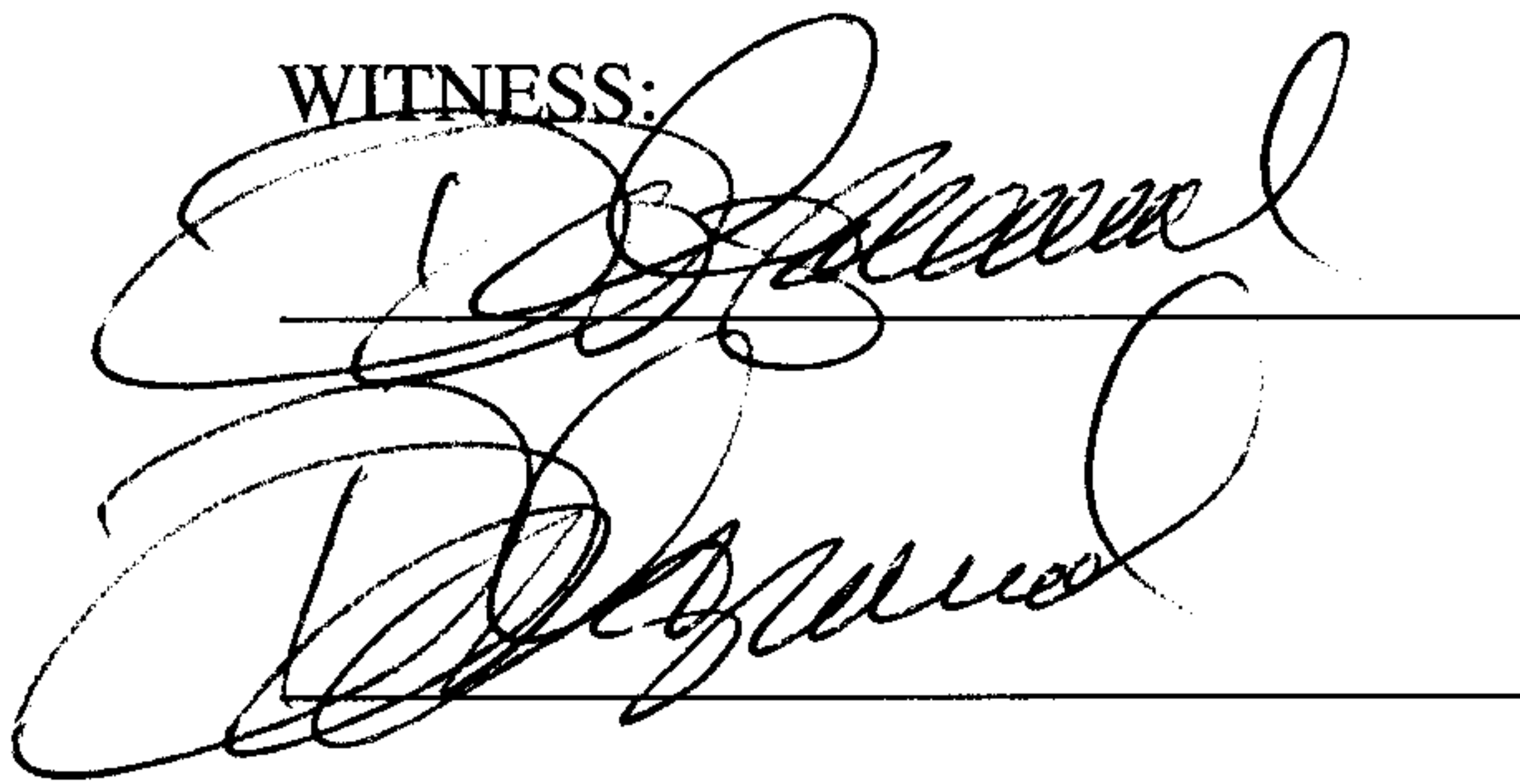
1. Any mineral or mineral rights leased, granted or retained by current or prior owners.
2. Taxes and assessments for the year 2012 and subsequent years, not yet due and payable.
3. Easement, restrictions and setback lines as shown on plat recorded in Map Book 13, page 129.
4. Covenants and restrictions appearing of record in REAL 262 page 22.
5. Transmission Line Permit to Alabama Power Company as shown by instruments recorded in Deed Book 105 page 252, deed book 105 page 153, deed book 14 page 456 and deed book 142 page 85

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE, his heirs, successors and assigns FOREVER.

And GRANTORS do covenant with the said GRANTEE, his heirs, successors and assigns, that they are lawfully seized in fee simple of the aforementioned premises, that it is free from all encumbrances, except as hereinabove provided, they have a good right to sell and convey the same to the said GRANTEES, his heirs, successors and assigns forever, and that GRANTORS will WARRANT AND DEFEND the premises to the said GRANTEE, his heirs, successors and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 27 day of June 2012.

WITNESS:



Timothy Laatsch (L.S.)  
Timothy Laatsch

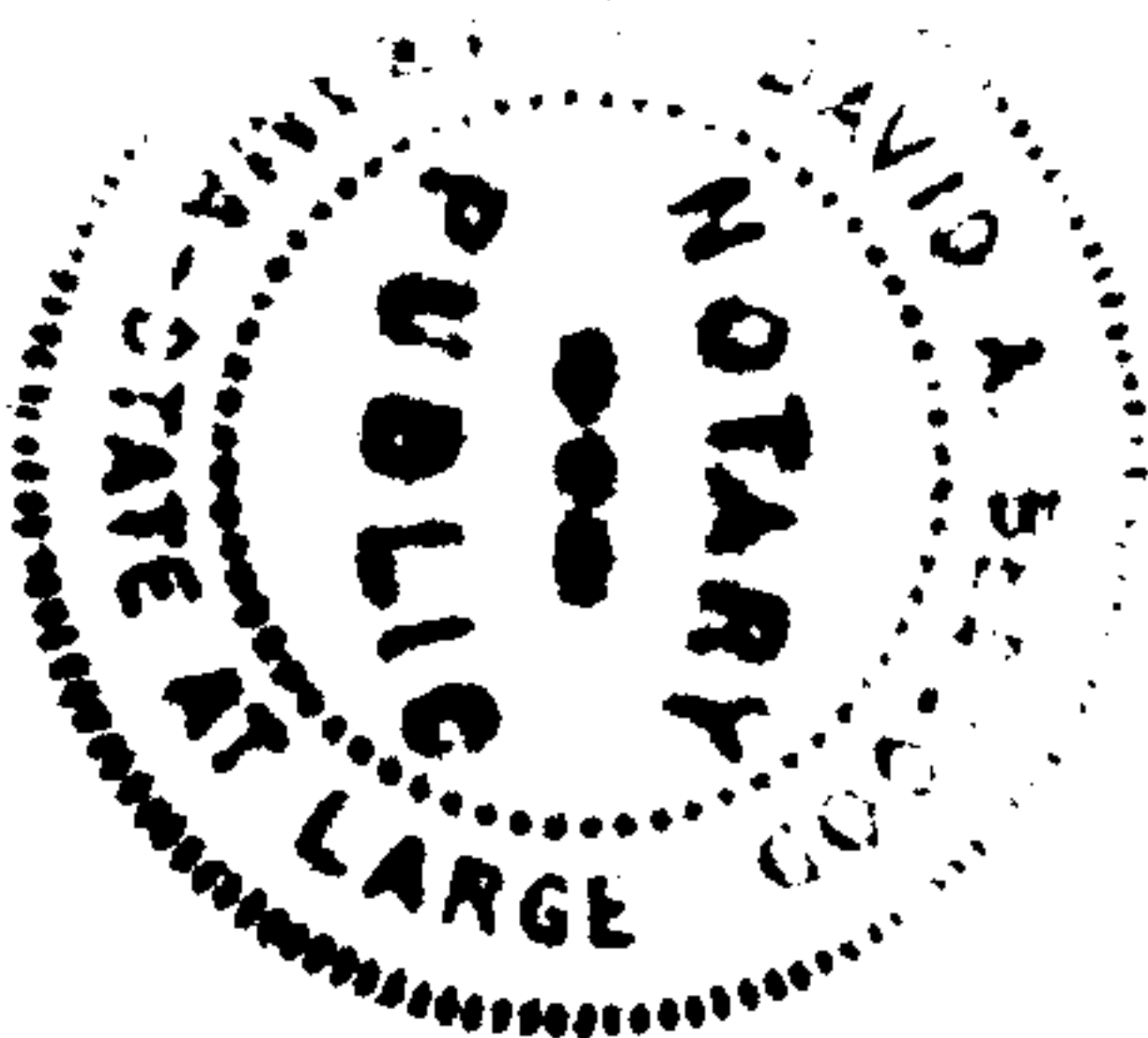
Rebecca Laatsch (L.S.)  
Rebecca Laatsch

THE STATE OF ALABAMA       )  
COUNTY OF SHELBY        )

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that Timothy Laatsch and Rebecca Laatsch, whose names are signed to the foregoing 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 this the 27 day of June 2012.

SEAL



David A. Bell  
Notary Public  
My Commission Expires 8-16-15



20120702000232600 2/2 \$22.00  
Shelby Cnty Judge of Probate, AL  
07/02/2012 03:05:47 PM FILED/CERT

Shelby County, AL 07/02/2012  
State of Alabama  
Deed Tax: \$7.00