

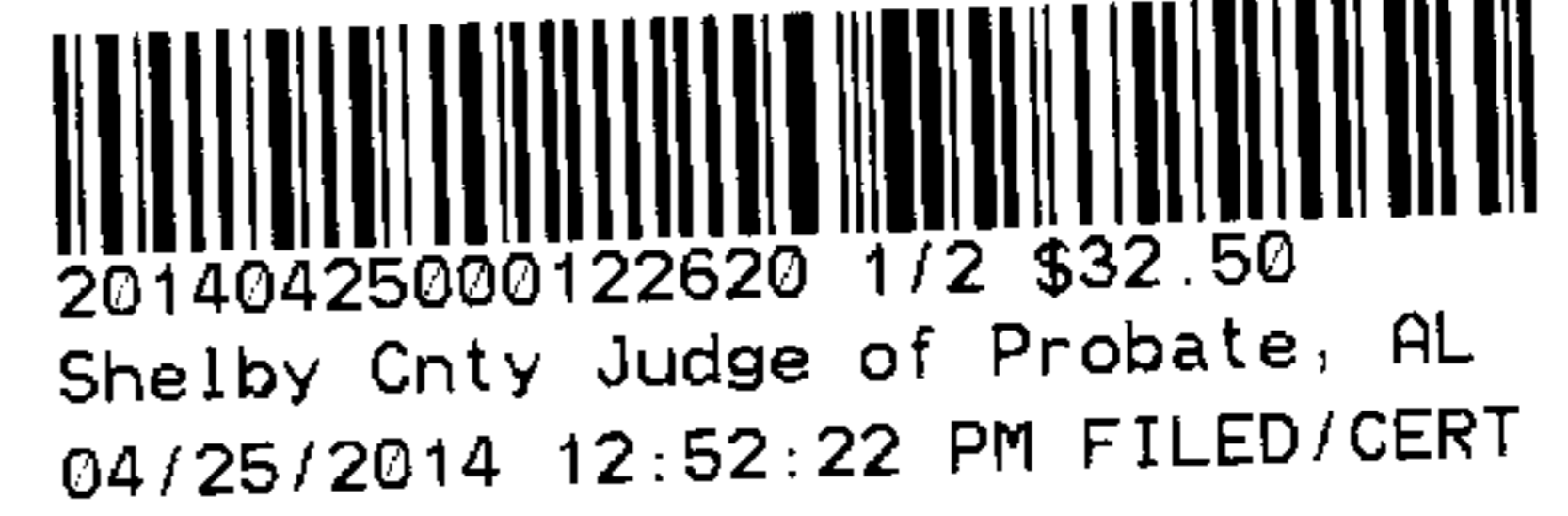
Send tax notice to:

JORDAN W. WINFORD
4935 STONECREEK WAY
CALERA, AL 35040

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

STATE OF ALABAMA
Shelby COUNTY

2014141



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Fifty Thousand Five Hundred and 00/100 Dollars (\$50,500.00) **the amount which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned, JIMMY W. LATHAM and ANITA R. LATHAM, HUSBAND AND WIFE **whose mailing address** is: 101 HAMPTON LAKE DRIVE, PELHAM, AL 35124 (hereinafter referred to as "Grantors") by JORDAN W. WINFORD and KELLY WINFORD **whose mailing address** is: 4935 STONECREEK WAY, CALERA 35040 (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 44, ACCORDING TO THE SURVEY OF HIGH HAMPTON, SECTOR 2, AS RECORDED IN MAP BOOK 22, PAGE 7, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

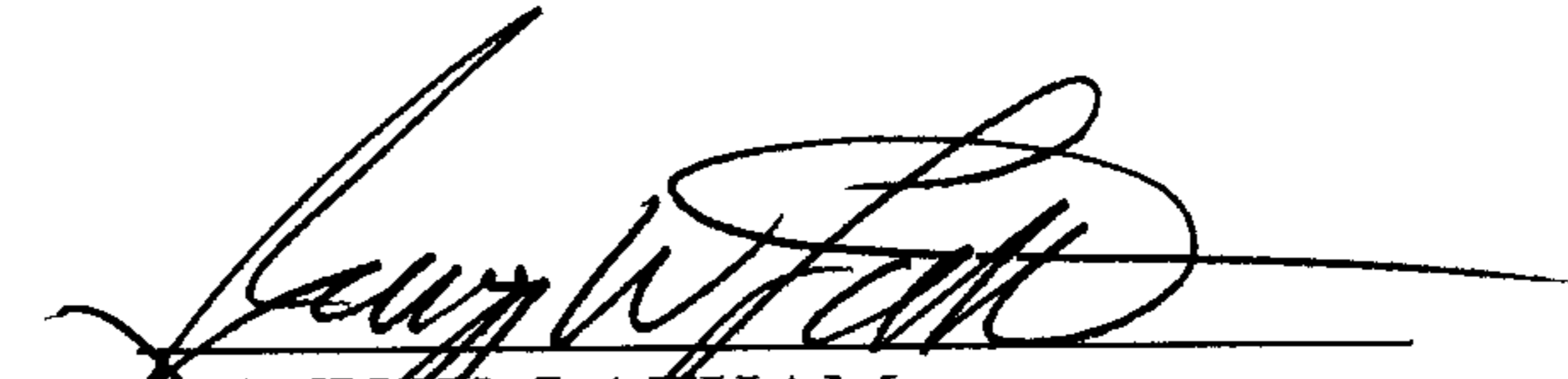
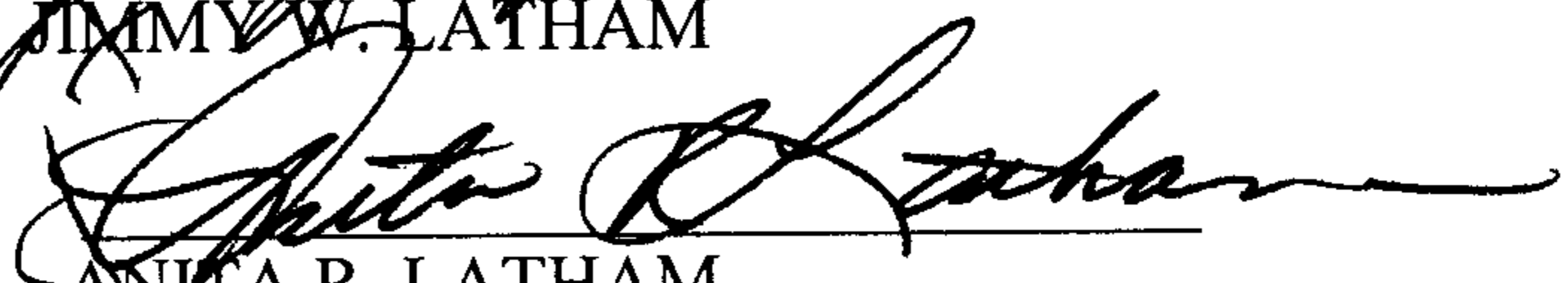
1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2013 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2014.
2. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, TOGETHER WITH ANY RELEASE OF LIABILITY FOR INJURY OR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF THE EXERCISE OF SUCH RIGHTS.
3. SUCH STATE OF FACTS S SHOWN IN MAP BOOK 22, PAGE 7.
4. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT RECORDED IN INSTRUMENT NO. 2004-1701; 1996-41127; 1999-31393; 2000-42315; 1999-5581; 2000-33323 AND 2002-213950 AND ANY AMENDMENTS THERETO, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
5. AGREEMENT AND GRANT OF LAND EASEMENT AS SET FORTH IN INSTRUMENT NO. 1994-6147 AND 1995-13983.

\$35,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Shelby County, AL 04/25/2014
State of Alabama
Deed Tax:\$15.50

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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

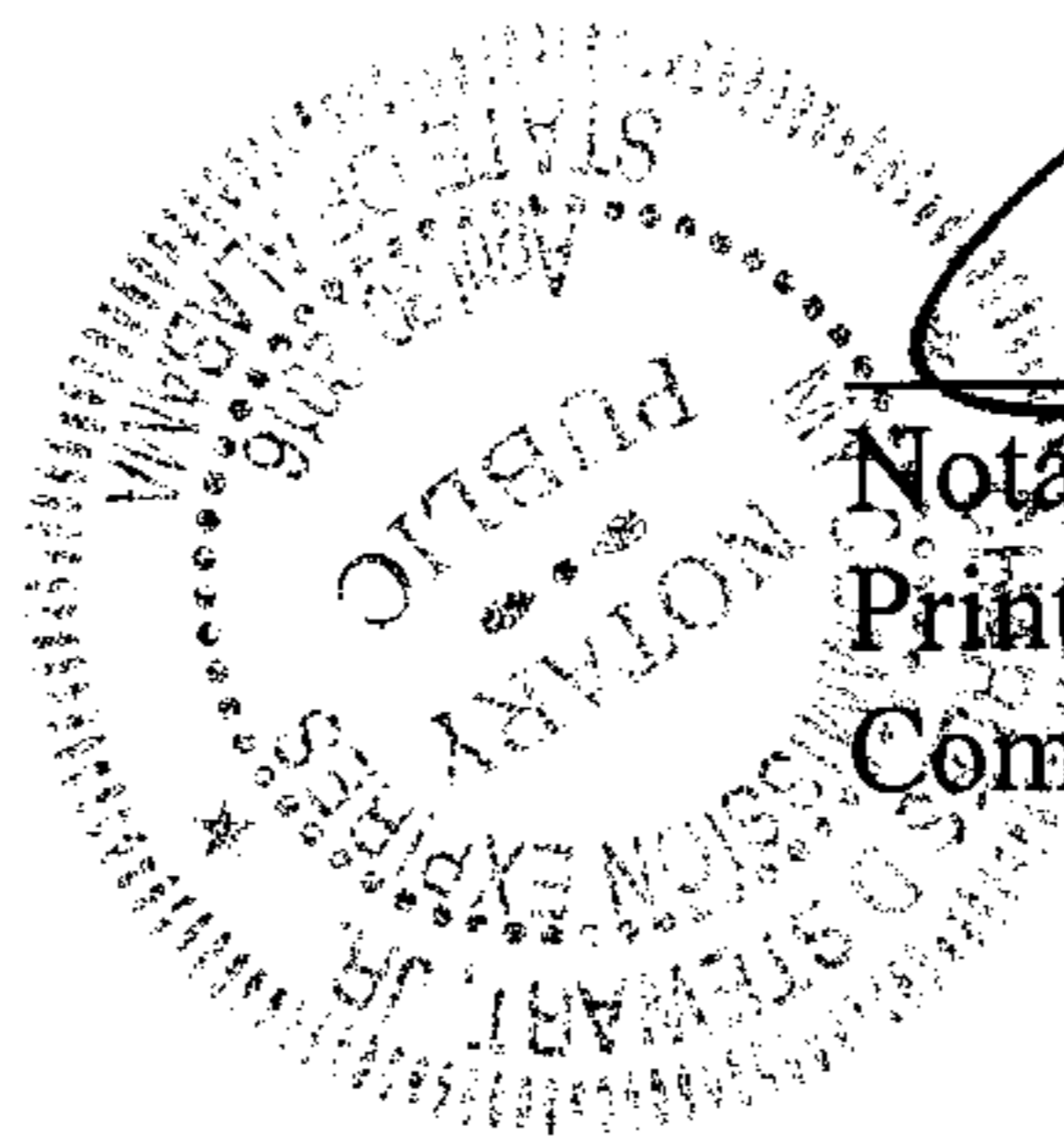
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 17th day of April, 2014.

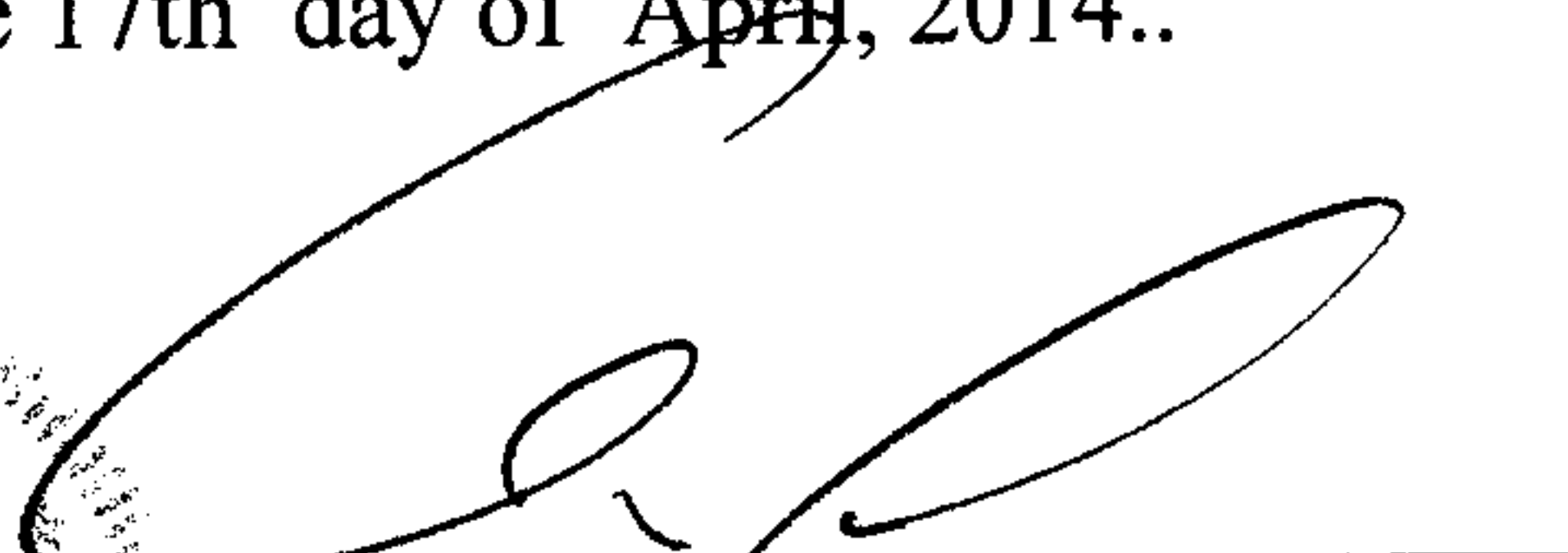

JIMMY W. LATHAM

ANITA R. LATHAM

STATE OF ALABAMA
COUNTY OF SHELBY


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JIMMY W. LATHAM and ANITA R. LATHAM, 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 17th day of April, 2014..




Notary Public
Print Name:
Commission Expires:

7-20-14


20140425000122620 2/2 \$32.50
Shelby Cnty Judge of Probate, AL
04/25/2014 12:52:22 PM FILED/CERT