

This instrument was prepared by:
William H. Halbrooks, Attorney
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Michael P. Fernandez
557 Treymoor Lake Circle
Alabaster, AL 35007
(Also property address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of One Hundred Twenty-Eight Thousand Five Hundred and No/100---(\$128,500.00). As evidenced by closing statement.

To the undersigned grantor or grantors in hand paid by the GRANTEE/S herein, the receipt whereof is acknowledged, I

Ryan J. Latham & Rachel M. Latham, a married couple
(Whose address is 5287 Harvest Ridge Ln. B'ham, AL 35212)
(herein referred to as GRANTORS) do grant, bargain, sell and convey unto

Michael P. Fernandez and Erin K. Fernandez
(Whose address is the property address)

(herein referred to as GRANTEES,) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 581, according to the Survey of Weatherly Aberdeen, Sector 18, as recorded in Map Book 21, Page 148, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to: all easements, taxes, restrictions, liens, rights of way of record.

\$ 102,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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, unless otherwise noted above; that I /we have a good right to sell and convey the same as aforesaid; that I /we will and my /our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this 20th day of November, 2014.

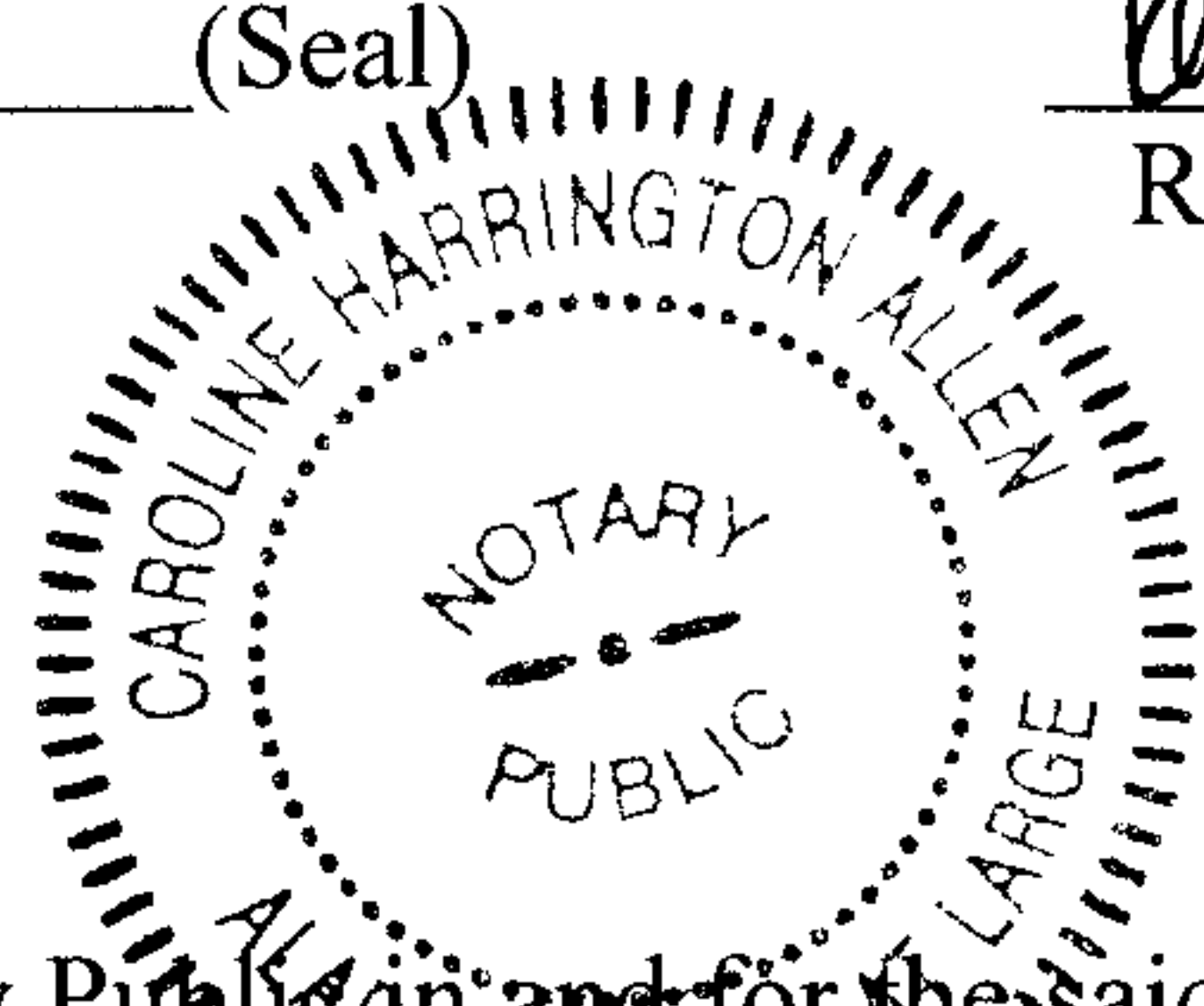
Ryan J. Latham
Ryan J. Latham

(Seal)

Rachel M. Latham
Rachel M. Latham

(Seal)

STATE OF Alabama)
COUNTY OF Jefferson)



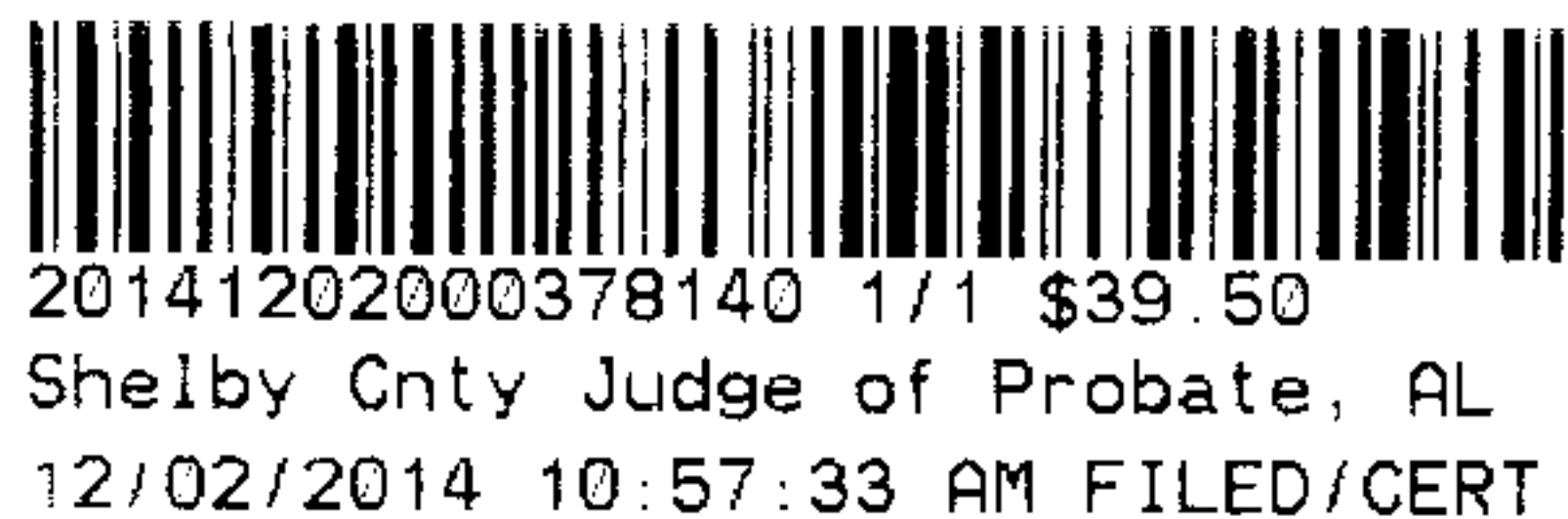
General Acknowledgment

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify Ryan J. Latham and Rachel M. Latham, whose name(s) 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, they/he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of November, A.D., 2014.

My Commission Expires: 9/22/17

Caroline Harrington Allen
Notary Public: Caroline Harrington Allen



Shelby County, AL 12/02/2014
State of Alabama
Deed Tax: \$25.50