


**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.**

This Instrument was prepared by:  
Mike T. Atchison  
P O Box 822  
Columbiana, AL 35051

  
20220512000194130 1/3 \$320.00  
Shelby Cnty Judge of Probate, AL  
05/12/2022 08:42:39 AM FILED/CERT

Send Tax Notice to:  
Jack B. Tatum III  
Kilie Tatum

1420 Hwy 9  
W. L. Smith, AL 35186

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA)  
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWO HUNDRED NINETY TWO THOUSAND DOLLARS AND NO CENTS (\$292,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, we, **Jack B. Tatum Jr. and wife, Laura L. Tatum** (herein referred to as **Grantors**) grant, bargain, sell and convey unto **Jack B. Tatum III and Kilie Tatum** (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY County, Alabama**, to-wit:

**See Attached Exhibit A for Legal Description**

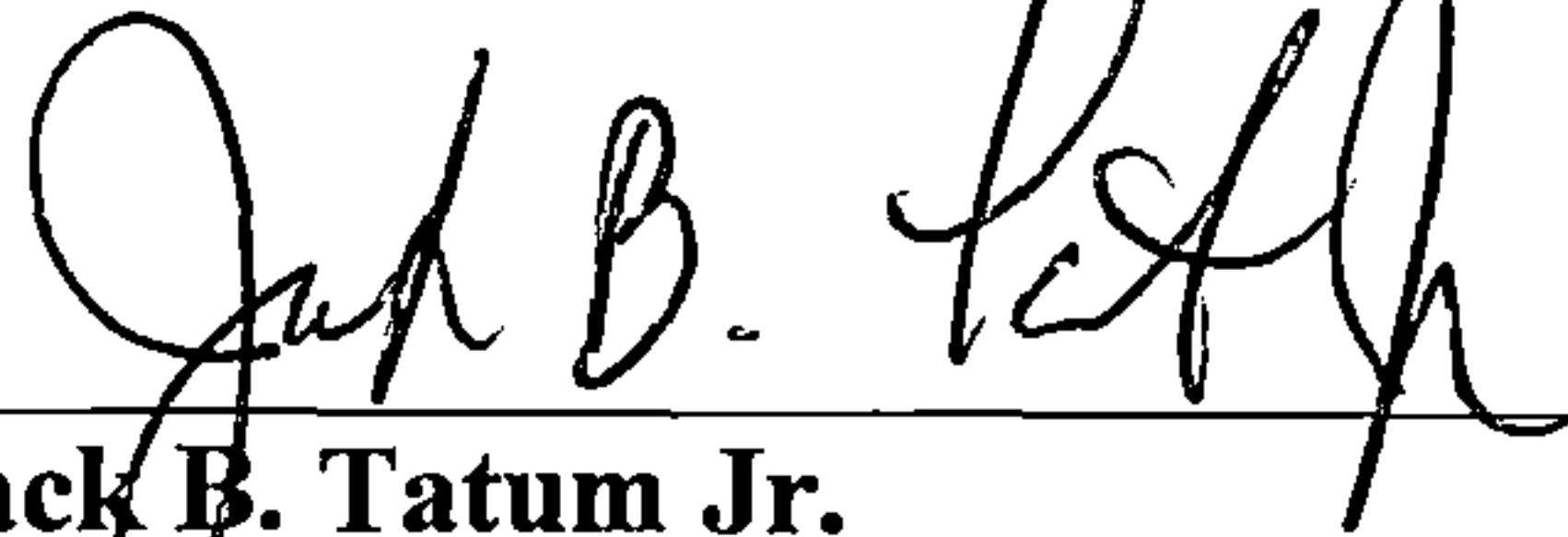
**SUBJECT TO:**


1. Ad valorem taxes due and payable October 1, 2022.
2. Easements, restrictions, rights of way, and permits of record

**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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 12th day of May 2022.

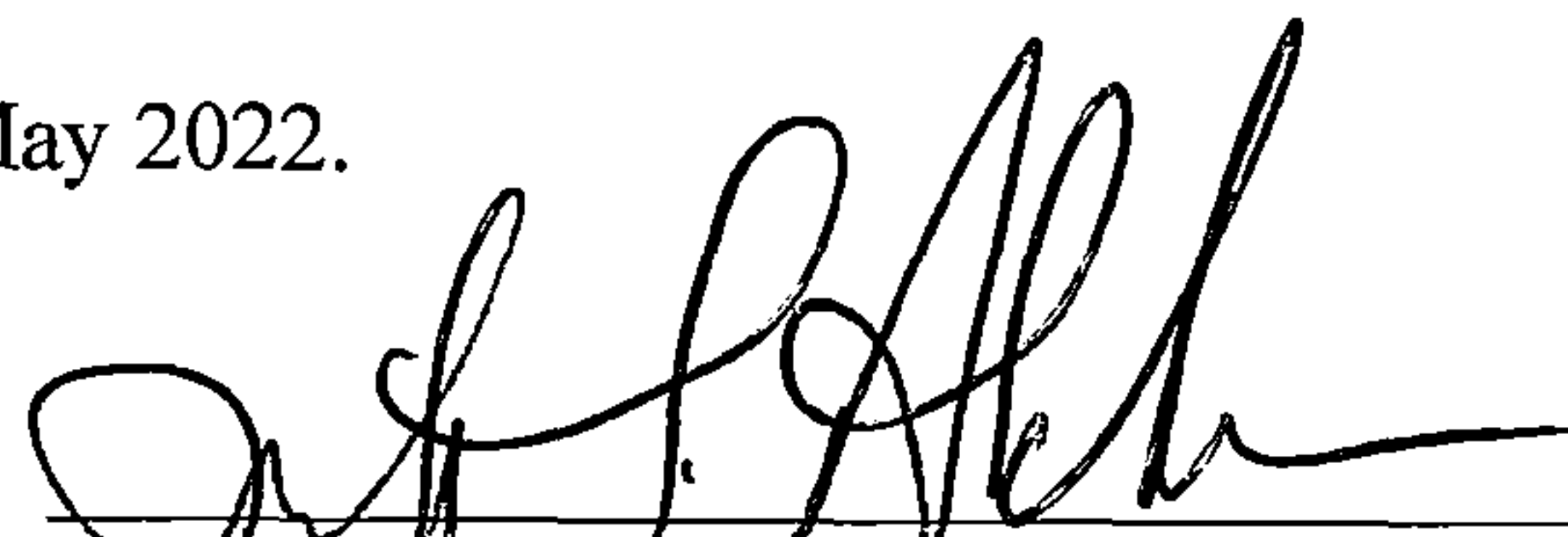
  
\_\_\_\_\_  
Jack B. Tatum Jr.

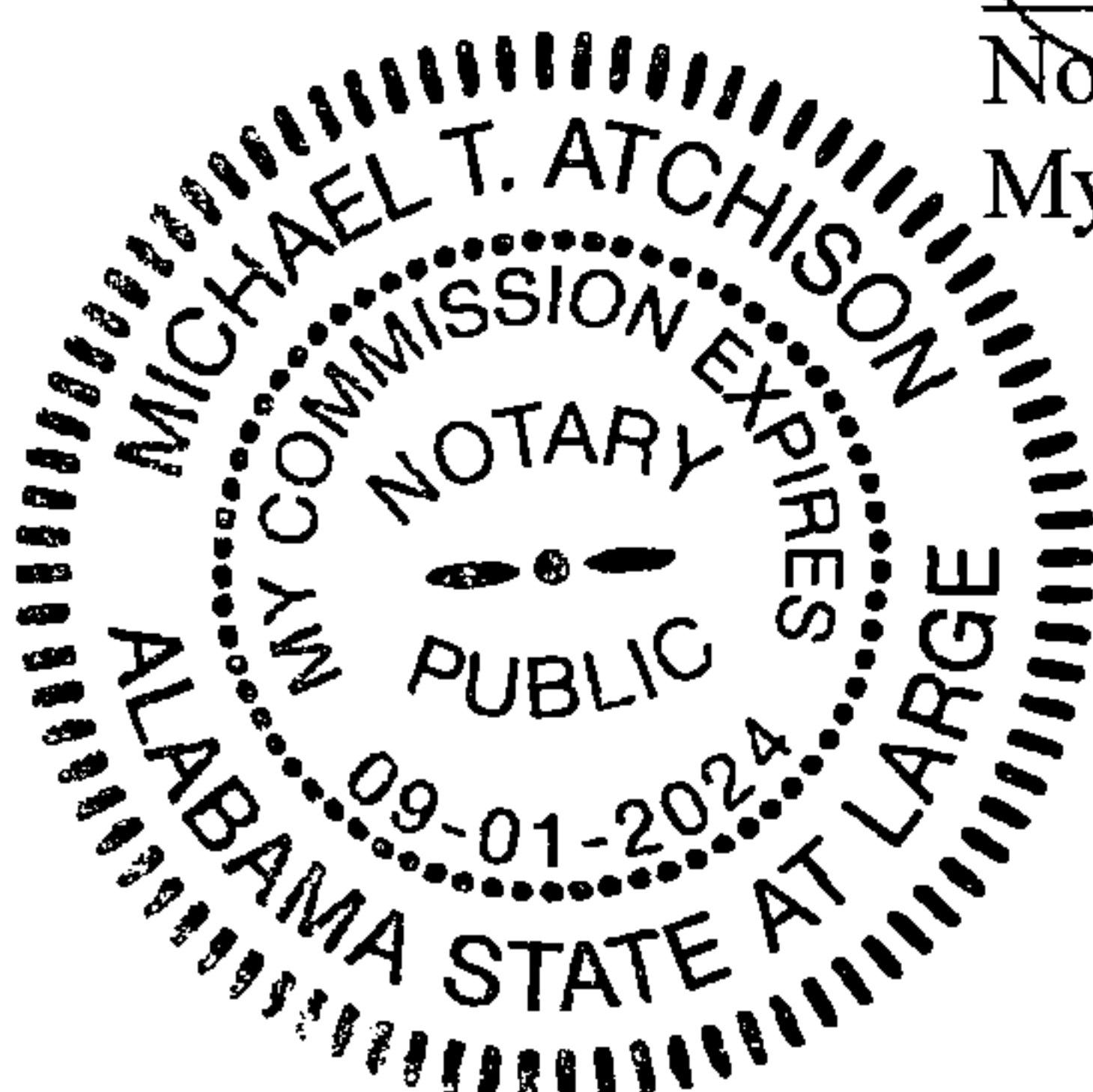
  
\_\_\_\_\_  
Laura L. Tatum

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Jack B. Tatum and Laura L. Tatum**, whose names are signed to the foregoing conveyance, 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 12th day of May 2022.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 9-1-24



Shelby County, AL 05/12/2022  
State of Alabama  
Deed Tax: \$292.00

## EXHIBIT A – LEGAL DESCRIPTION



20220512000194130 2/3 \$320.00  
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A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 21 SOUTH, RANGE 1 EAST, BEING A PART OF THE SAME LAND DESCRIBED IN A DEED TO JACK B. TATUM, JR., RECORDED IN REAL BOOK 35 AT PAGE 432, OF THE REAL PROPERTY RECORDS OF SHELBY COUNTY, ALABAMA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS,

COMMENCING AT A 5/8" REBAR, FOUND AT THE WEST QUARTER CORNER OF SAID SECTION 11;

THENCE N 88°58'08" E, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SIXTEENTH SECTION, A DISTANCE OF 463.60 FEET TO THE POINT OF BEGINNING;

THENCE N 01°01'52" W, A DISTANCE OF 163.82 FEET TO A POINT;

THENCE N 64°13'06" E, A DISTANCE OF 93.03 FEET, TO A POINT;

THENCE N 88°58'05" E, A DISTANCE OF 59.12 FEET TO A POINT;

THENCE S 01°01'52" E, A DISTANCE OF 203.81 FEET TO A POINT ON THE SOUTH LINE OF SAID SIXTEENTH SECTION;

THENCE S 88°58'05" W, A DISTANCE OF 185.42 FEET TO THE POINT OF BEGINNING. THE HEREIN DESCRIBED PARCEL CONTAINS 0.827 ACRES OF LAND.

### EASEMENT:

BEGINNING AT A 5/8" REBAR, FOUND AT THE WEST QUARTER CORNER OF SAID SECTION 11;

THENCE N 88°58'08" E, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SIXTEENTH SECTION, A DISTANCE OF 463.60 FEET TO A POINT ON THE WEST LINE OF THE HEREIN DESCRIBED PARCEL;

THENCE N 01°01'52" W, ALONG THE WEST LINE OF THE HEREIN DESCRIBED PARCEL, A DISTANCE OF 40.00 FEET TO A POINT;

THENCE S 88°58'08" W, A DISTANCE OF 463.37 FEET TO A POINT ON THE WEST LINE OF SECTION 11;

THENCE S 00°07'16" E, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.



# Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Tack Tatum Jr.  
Mailing Address 1420 Hwy 9  
Wilsonville, AL 35186

Grantee's Name Tack Tatum III  
Mailing Address 1420 Hwy 9  
Wilsonville, AL 35186

Property Address 1420 Hwy 9  
Wilsonville, AL 35186

Date of Sale 5-12-22  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 292,000<sup>00</sup>

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

## Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date \_\_\_\_\_

Print Laura L. Tatum

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1