

This Instrument Was Prepared By:
DANIEL M. SPITLER
Attorney at Law
108 Chandalar Drive
Pelham, Alabama 35124

MAIL TAX NOTICE TO:
Jack B. Tatum, Jr.

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIFTY-TWO THOUSAND AND NO/100 DOLLARS (\$52,000.00) to the undersigned GRANTOR (whether one or more), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I or we,

JAMES L. BOLTON and wife, PEGGY J. BOLTON,

(herein referred to as GRANTOR, whether one or more), grant, bargain, sell and convey unto

JACK B. TATUM, JR.,

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

The SW 1/4 of the NW 1/4 of Section 11, Township 21 South, Range 1 East, Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 152 page 191 and Deed Book 123 page 52 in Probate Office of Shelby County, Alabama.

Right-of-Way granted to Shelby County by instrument recorded in Deed Book 227 page 487 in Probate Office of Shelby County, Alabama.

The property conveyed in this Deed was previously owned by three (3) entities. One of the entities, James E. Campbell and Jeanette Campbell executed an Oil, Gas and Mineral Lease to Cities Service Company, which said Lease is recorded in Deed Book 332, Page 868, in the Probate Office of Shelby County, Alabama. Subsequent to the execution of said Lease by said Campbells, the property was divided between three (3) entities so that each of the three (3) entities owned an undivided interest in a portion of said property included in said Lease. Your Grantors herein are the owners of one of said portions of property and your Grantors herein have not signed said Lease. Your Grantors do, however, convey all rights and interests that they may have in said Lease to the Grantees herein on the property made the subject of this Deed, as well as conveying all mining and mineral rights that they may own with the subject property.

\$42,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said GRANTEE, his, her or their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant

BOOK 035 PAGE 347

and defend the same to the said GRANTEE, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 13th day of May, 1985.

James L. Bolton (SEAL)
James L. Bolton

Peggy J. Bolton (SEAL)
Peggy J. Bolton

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James L. Bolton and wife, Peggy J. Bolton, 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 13th day of May, 1985.

(NOTARIAL SEAL)

Howard Spack
Notary Public

My Commission Expires: January 25, 1986

BOOK 035 PAGE 348

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1985 JUL 25 AM 10:39

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$ _____
Deed Tax	10.00
Mineral Tax	_____
Recording Fee	5.00
Index Fee	1.00
TOTAL	\$ 16.00