

Send Tax Notice To:  
JAMES R. TATUM, SR.  
109 Big Oak Drive  
Maylene, AL. 35114



# JEFFERSON TITLE CORPORATION

This instrument was prepared by P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) HOLLIMAN, SHOCKLEY & KELLY ATTYS.  
3821 Lorna Road, Suite 110  
(Address) Birmingham, AL. 35244

## WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FIFTY-TWO THOUSAND AND NO/100 (\$152,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

DAVID B. KELLIS, a married man

(herein referred to as grantors) do grant, bargain, sell and convey unto

JAMES R. TATUM, SR. and wife, MILDRED ANN TATUM

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in \_\_\_\_\_

SHELBY

County, Alabama to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF AS IF SET FORTH IN FULL HEREIN FOR THE COMPLETE LEGAL DESCRIPTION OF THE PROPERTY BEING CONVEYED BY THIS INSTRUMENT.

SUBJECT TO: (1) Taxes for the year 1994 and subsequent years.  
(2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights, if any.

\$ 144,400.00 of the purchase price of the property being conveyed herein has been paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

The property conveyed herein does not constitute the homestead of the Grantor or his spouse.

Inst # 1994-09637

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators, 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 have hereunto set my hand(s) and seal(s), this 21st

day of March, 19 94

WITNESS:

(Seal)

DAVID B. KELLIS

(Seal)

(Seal)

(Seal)

04/11/1994-11888

01:31 PM CERTIFIED

(Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that DAVID B. KELLIS, a married man whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of March, A.D., 19 94

MY COMMISSION EXPIRES: 8-19-94

Notary Public

Inst # 1994-09637

Inst # 1994-11888

SHELBY COUNTY JUDGE OF PROBATE  
04/11/1994-11888  
01:31 PM CERTIFIED

EXHIBIT "A"

A parcel of land situated in the S.E. 1/4 of the N.W. 1/4 of Section 16, Township 21 South, Range 3 West, more particularly described as follows:

Commence as the SE corner of the SE 1/4 of the NW 1/4 of said Section 16 and run S 89° 34' 35" W along the South boundary of said 1/4-1/4 section for 693.33 feet to the point of beginning thence continue S 89° 34' 35" W for 208.0 feet to a point; thence N 5° 33' 42" E for 624.81 feet to a point on the South boundary of Big Oak Drive; thence N 83° 50' 43" E along the chord of a curve to the right, having a radius of 1115.92 feet and a central angle of 10° 47' 52" for 209.99 feet to a point; thence S 5° 25' 59" W for 645.76 feet to the point of beginning; being situated in Shelby County, Alabama.

Also known as Lot 5, of the unrecorded subdivision map of Windy Oaks, Phase I, as shown on the Shelby County Tax Assessor's records.

Inst # 1994-11888

04/11/1994-11888  
01:31 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 12.00

Inst # 1994-09637

03/24/1994-09637  
12:46 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 19.00