

Send tax notice to:
OSCAR D. BARRETT
DONNA L. BARRETT
4021 CROSS GROVE CIRCLE
BIRMINGHAM, ALABAMA 35242

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #350
Birmingham, Alabama 35243
BHM30155

STATE OF ALABAMA
SHELBY COUNTY



20030218000102710 Pg 1/2 107.00
Shelby Cnty Judge of Probate, AL
02/18/2003 16:07:00 FILED/CERTIFIED

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of TWO HUNDRED EIGHT THOUSAND AND NO /100 (\$208,000.00) in hand paid to the undersigned, OSCAR D. BARRETT AND SPOUSE, DONNA L. BARRETT (hereinafter referred to as Grantors”) by HARRY G. TATUM AND SPOUSE, SHARON TATUM (hereinafter referred to as Grantees”), the receipt and sufficiency of which are hereby acknowledged, Grantors do, 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:

SEE ATTACHED EXHIBIT “A”.

SUBJECT TO:

Advalorem taxes due and payable October 01, 2003 and thereafter.

Building setback lines, easements, restrictions, rights of way, covenants and conditions as shown on recorded plat.

Easements as to underground cables as recorded in Real Record 078, page 104.

Transmission Line Permit to Alabama Power Company as recorded in Real Record 093, page 143.

Agreement with Alabama Power Company as recorded in Real Record 084, page 567.

Right of way to Alabama Power Company as recorded in Real 84, page 567; Volume 124, page 516 and real 93, page 143.

Right of way to Southern Bell Telephone and Telegraph Company as recorded in Volume 135, page 53.

Title to oil, gas and minerals within and underlying the premises, together with all oil and mining right 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 as recorded in Real Book 82, page 773.

\$115,000.00 of the consideration was paid from the proceeds of a mortgage loan.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will,

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

IN WITNESS WHEREOF, Grantor(s), HARRY G. TATUM AND SHARON TATUM hereunto set their signature(s) and seal(s) on this the 14th day of FEBRUARY, 2003.


HARRY G. TATUM


SHARON TATUM

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that HARRY G. TATUM AND SHARON TATUM, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14th day of FEBRUARY, 2003.

[NOTARIAL SEAL]

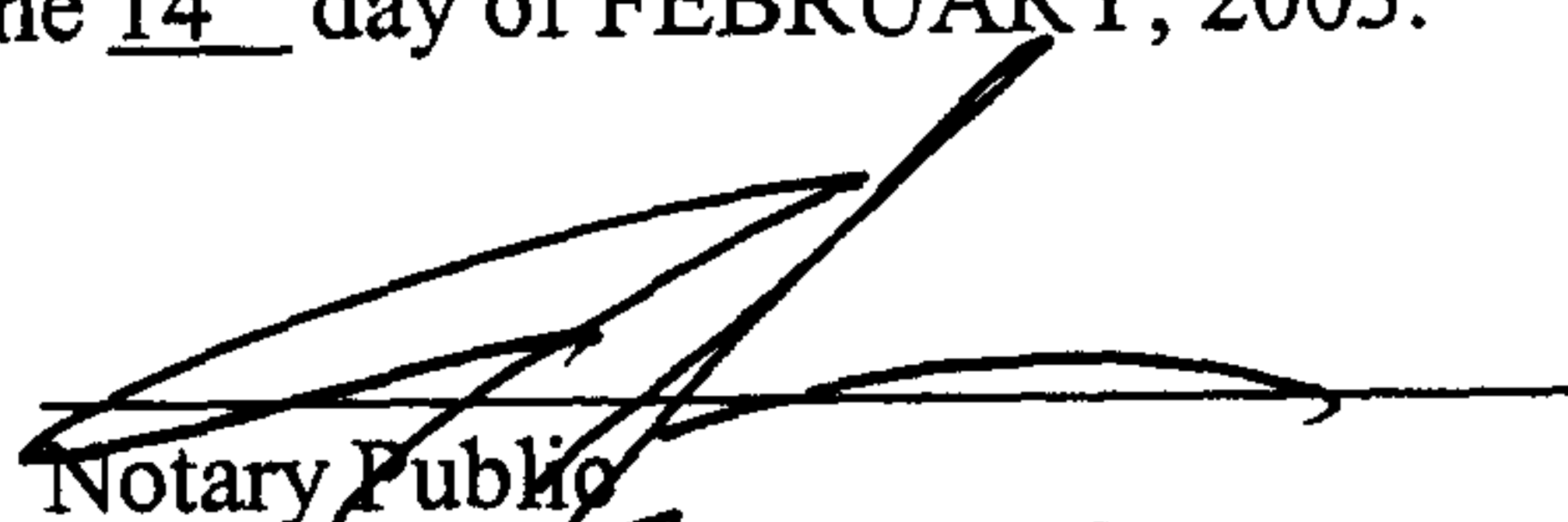

Notary Public
Print Name: Joseph C. Summa
Commission Expires:

EXHIBIT "A"

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Apr 24, 2006
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Lot 22, according to the Survey of Little Ridge Estates, recorded in Map Book 9, page 174 A & B, in the Probate Office of Shelby County, Alabama and part of Lot 21 of Little Ridge Estates as recorded in Map Volume 9 on Page 174, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows:

Commence at the Northeast corner of Lot 22, Little Ridge Estates as recorded in Map Book 9 on Page 174, in the Office of the Judge of Probate of Shelby County, Alabama; thence run in a Southeasterly direction along the East line of said Lot 22 for a distance of 78.5 feet to the point of beginning; thence turn an angle to the left of 90° 00' 00" and run in a Northeasterly direction for a distance of 2.0 feet; thence turn an angle to the right of 88° 16' 00" and run in a Southeasterly direction for a distance of 53.02 feet; thence turn an angle to the right of 86° 57' 00" and run in a Southwesterly direction for a distance of 3.62 feet to the East line of said Lot 22; thence run in a Northwesterly direction along said East line for a distance of 53.30 feet, more or less, to the point of beginning.