

This instrument was prepared by:
HARRY W. GAMBLE
105 Owens Parkway, Suite B
Birmingham, Alabama 35244

Send tax notice to:
241 Stoneykirk Way
Pelham, AL 35124



20090706000258860 1/2 \$49.00
Shelby Cnty Judge of Probate, AL
07/06/2009 03:27:54 PM FILED/CERT

STATE OF ALABAMA

COUNTY OF SHELBY

**JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP
STATUTORY WARRANTY DEED**

Know All Men by These Presents: That in consideration of **THREE HUNDRED FIFTY THOUSAND (\$350,000.00)** to the undersigned grantor, in hand paid by the grantees herein, the receipt of which is acknowledged, I or we, **SouthPoint Bank, an Alabama Banking Corporation**, (herein referred to as grantor), grant, bargain, sell and convey unto **KEITH L. TATUM AND LORI C. TATUM, HUSBAND AND WIFE** (herein referred to as grantees, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 1720, according to the Final Plat Stoneykirk at Ballantrae Phase 5, as recorded in Map Book 38, Page 136, in the Probate Office of Shelby County, Alabama.

Subject to:

(1) Taxes or assessments for the year 2009 and subsequent years not yet due and payable; (2) Mineral and mining rights not owned by the Grantor (3) All easements, restrictions, covenants, and rights of way of record, including but not limited to: (a) Restrictions appearing of record in Inst. No. 2007-33778; and (b) all outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by the foreclosure deed dated January 7, 2009 and recorded in Instrument No. 20090107000005210 in the Probate Office of Shelby County, Alabama.

\$315,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

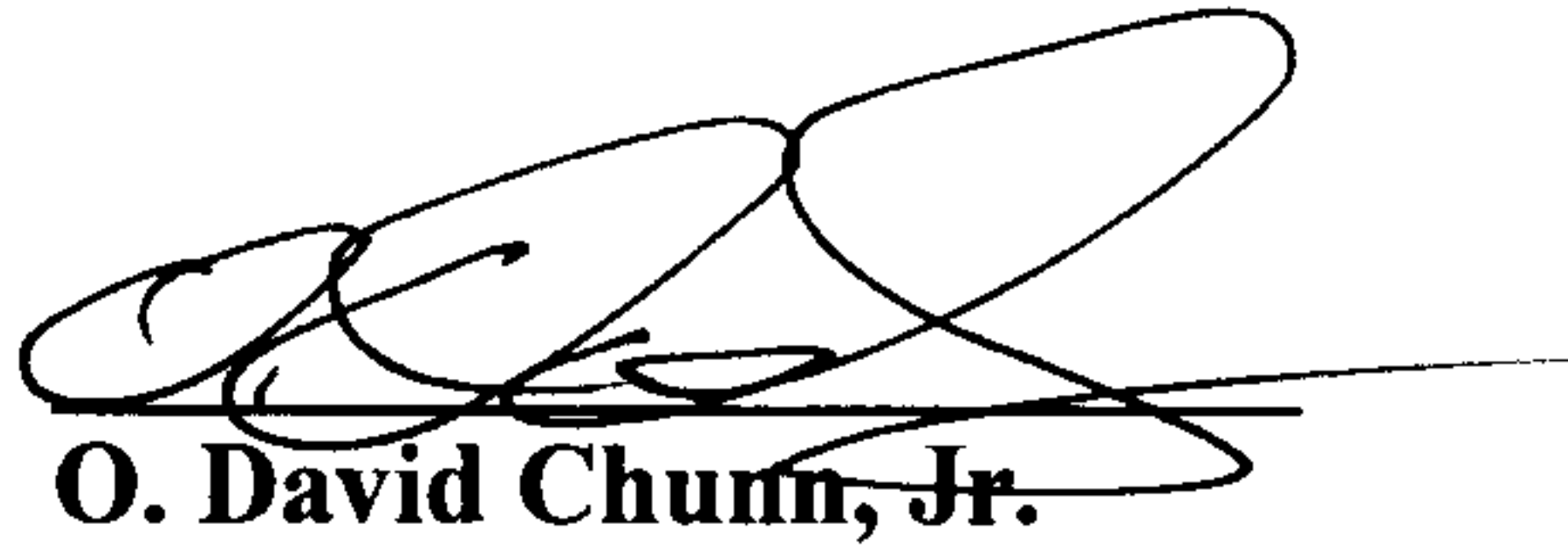
To Have And To Hold to the said grantees, with rights of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created or severed during the joint lives of the grantees herein) in the event one grantee herein survives 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.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this
30th day of June, 2009.


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SouthPoint Bank

By:



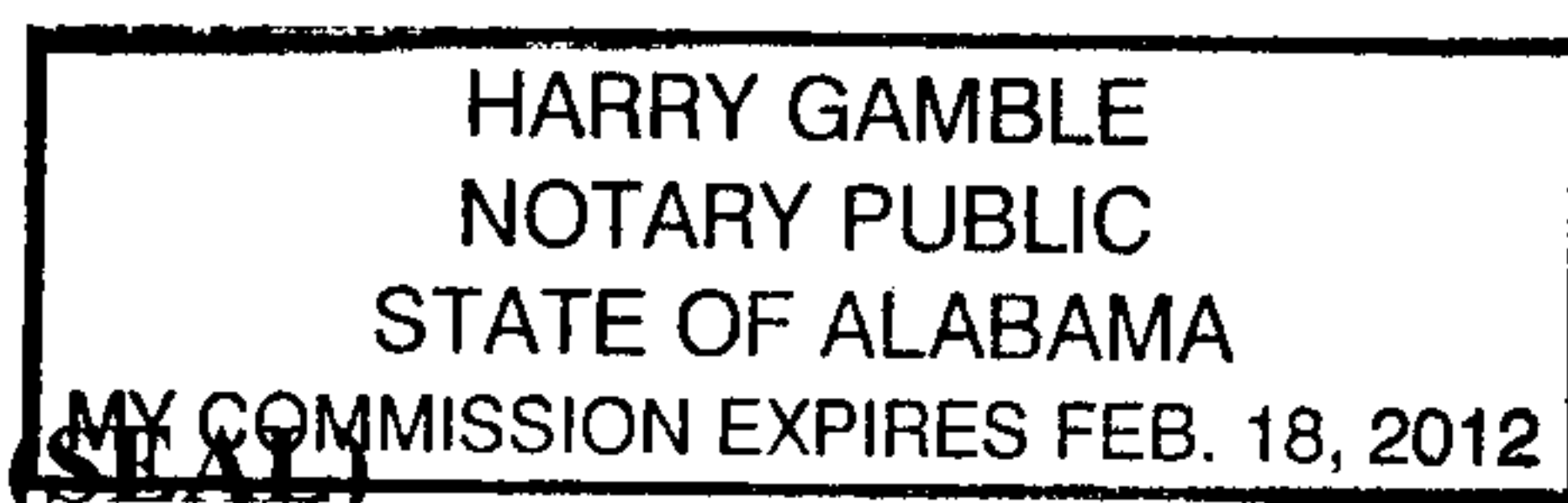
O. David Chunn, Jr.

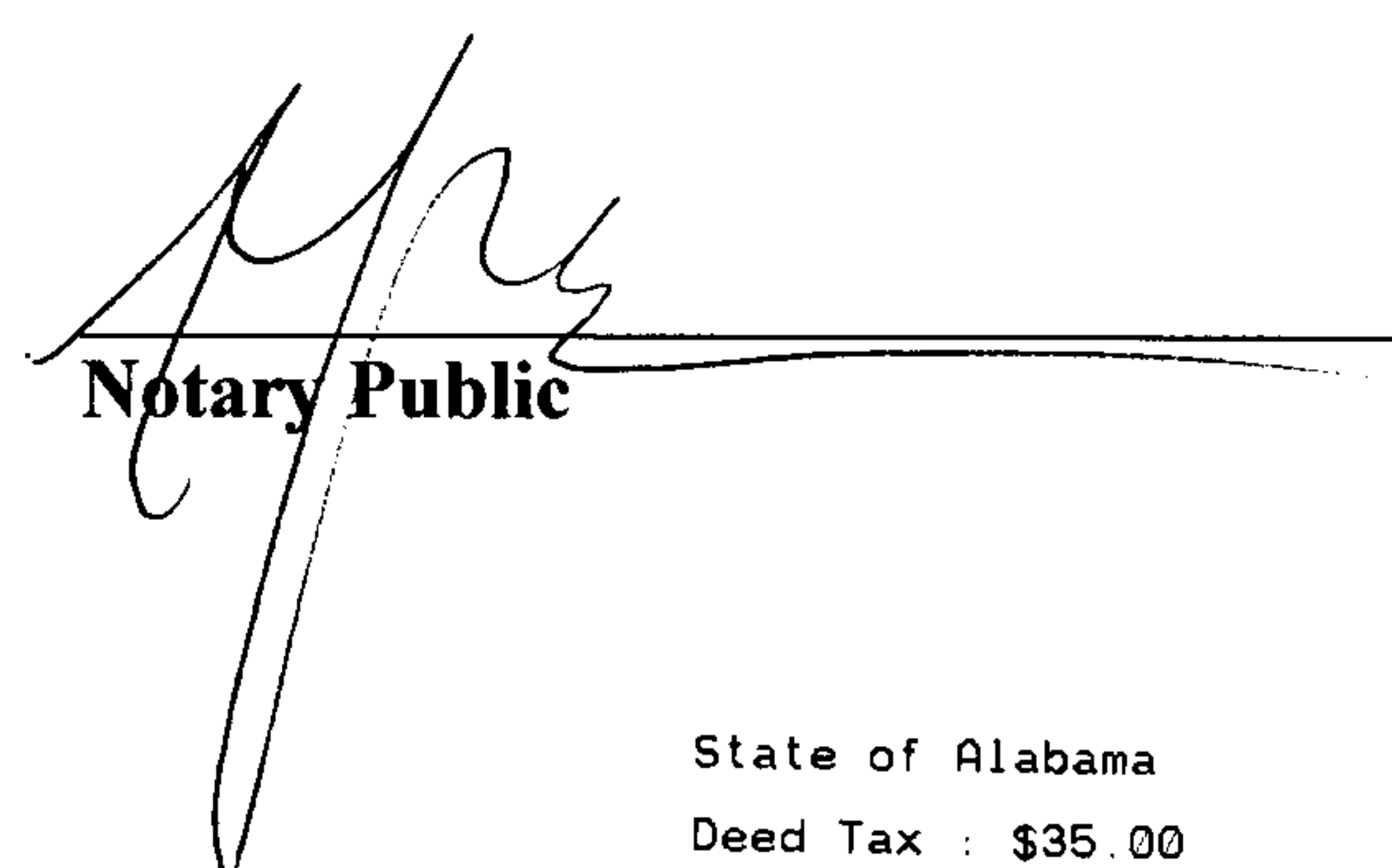
Its: Vice President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and County, hereby certify that **O. David Chunn, Jr.** whose name as **Vice President** of **SouthPoint Bank** 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, as such officer and with full authority, he executed the same voluntarily and as the act of said entity, on the day the same bears date.

Given under my hand and official seal this 30th day of June, 2009.




Notary Public

State of Alabama
Deed Tax : \$35.00