

THIS INSTRUMENT PREPARED BY:

F. Wayne Keith
Law Offices of F. Wayne Keith PC
120 Bishop Circle
Pelham, Alabama 35124



20150609000192040 1/4 \$43.50
Shelby Cnty Judge of Probate, AL
06/09/2015 09:07:44 AM FILED/CERT

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WARRANTY DEED

Joint tenants with right of survivorship

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Four Hundred, Nineteen Thousand, Nine Hundred and no/100's Dollars (\$419,900.00)** to the undersigned,

Zachary Beadle and wife, Ansley Elizabeth Snow

(hereinafter referred to as grantors) in hand paid by the grantees herein, the receipt whereof is hereby acknowledged the said grantors grant, bargain, sell and convey unto

Erin M. Tatum and Philip K. Tatum

(hereinafter referred to as grantees) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 17, Block 7, Amended Map of Woodford, a subdivision according to the plat thereof recorded in Map Book 8, Page 51A through 51B inclusive in the Probate Office of Shelby County, Alabama.

Subject to:

- 1. All taxes for the year 2015 and subsequent years, not yet due and payable.**
- 2. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.**
- 3. Rights or claims of parties in possession not shown by the public records.**
- 4. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.**
- 5. Any reappraisal, assessed value adjustment, roll back or escape taxes which may become due by virtue of any action of the Office of the Tax Assessor, The Office of the Tax Collector, and/or the Board of Equalization.**
- 6. Such state of facts as shown on subdivision plat recorded in Plat Book 8, Page 51A-51D.**
- 7. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto.**
- 8. Subject to covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Book 38, Page 380-394 in the Probate Office of Shelby County, Alabama.**

Shelby County, AL 06/09/2015
State of Alabama
Deed Tax: \$20.50



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9. Reservation of mineral and mining rights in the instrument recorded in Deed Book 48, Page 373, together with the appurtenant rights to use the surface. No representation is made as to the present ownership of this interest.

10. Transmission line permit to Alabama Power Company as recorded in Deed Book 331, Page 845.

11. Easement as the underground electrical distribution as recorded in Book 38, Page 454.

12. Agreement with Alabama Power Company as recorded in Misc. Book 38, Page 455.

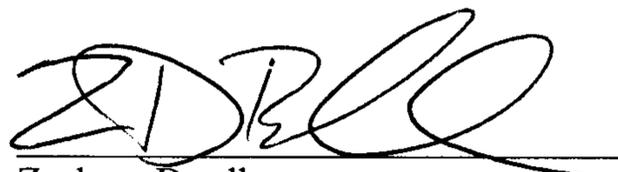
\$398,905.00 of the above consideration is paid by a Purchase Money Mortgage filed simultaneously herewith.

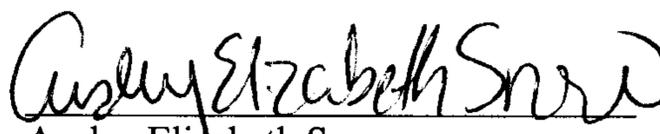
TO HAVE AND TO HOLD, to the said grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one or more grantees 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 we do, for ourselves and for our heirs, executors and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my 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, we have hereunto set my hand and seal, this the 29th day of May, 2015.

WITNESS:

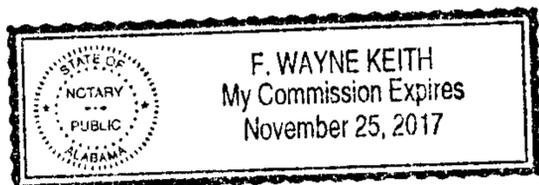

Zachary Beadle

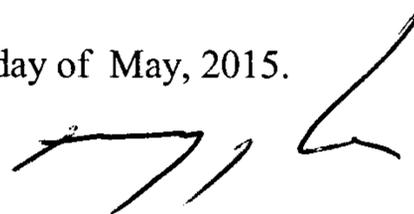

Ansley Elizabeth Snow

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Zachary Beadle, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me, 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 seal this the 29th day of May, 2015.





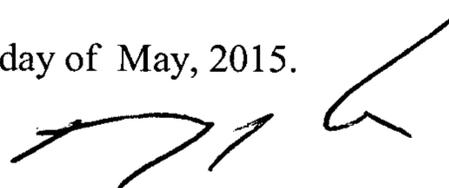
Notary Public

STATE OF ALABAMA
SHELBY COUNTY

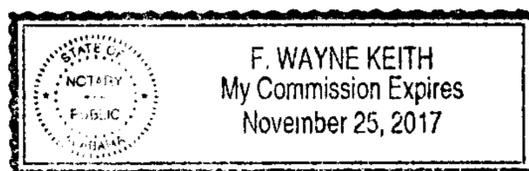

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I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Ansley Elizabeth Snow, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance she, executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 29th day of May, 2015.



Notary Public



SEND TAX NOTICE TO:
Erin M. Tatum
5573 Afton Drive
Birmingham, Alabama 35242

Real Estate Sales Validation Form

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

Grantors' Name: Zachary Beadle
Ansley Elizabeth Snow

Mailing Address : 130 Belhaven Court
Duluth, GA 30097

Grantees' Name: Erin M Tatum
Phillip K Tatum

Mailing Address: 5573 Afton Drive
Birmingham, AL 35242

Property Address: 5573 Afton Drive
Birmingham, AL 35242



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Date of Transfer: June 3, 2015

Total Purchase Price \$419,000.00

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 | Appraisal |
| x | Sales Contract | Other |
| x | Closing Statement | |

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

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: June 3, 2015

Sign 
verified by closing agent
F. Wayne Keith Attorney

x