

This Instrument was Prepared by:

Send Tax Notice To James Davidson McMillan
1166 Eagle Dr
Alabaster, AL 35114

Lauren N. Smith, Esquire
For National Title & Appraisal, Inc
2880 Crestwood Blvd
Irondale, AL 35210

20190708000240980
07/08/2019 08:03:28 AM
DEEDS 1/2

File No.: 197132

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Six Thousand Five Hundred Dollars and No Cents (\$206,500.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Brandon Tatum and Michelle Tatum, a married couple,** whose mailing address is 352 Grande View Trail, Monticello AL 35114 (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **James Davidson McMillan, whose mailing address is 1166 Eagle Dr, Alabaster, AL 35114** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **1166 Eagle Dr., Alabaster, AL 35114**; to wit;

Lot 577, according to the Survey of Lake Forest, Fifth Sector, as recorded in Map Book 30, page 25 in the Probate Office of Shelby County, Alabama.


Property may be subject to 2019 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$202,759.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 1st day of July, 2019.


Brandon Tatum


Michelle Tatum

State of Alabama

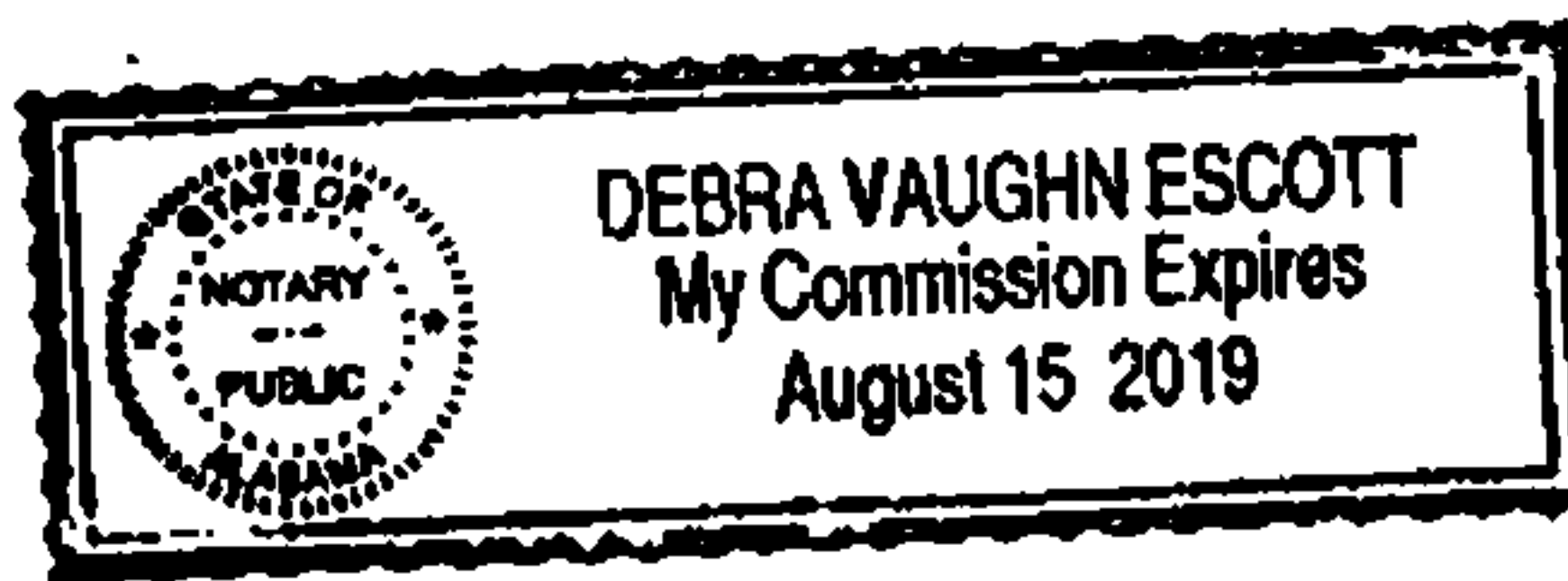
20190708000240980 07/08/2019 08:03:28 AM DEEDS 2/2

County of Jefferson

I, Debra Vaughn Escott, a Notary Public in and for the said County in said State, hereby certify that Brandon Tatum and Michelle Tatum, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1st day of July, 2019.

Debra Vaughn Escott
Notary Public, State of Alabama
DEBRA VAUGHN ESCOTT
My Commission Expires: 8/15/2019



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/08/2019 08:03:28 AM
\$22.00 CHERRY
20190708000240980

Allie S. Boyd