

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051  
File No.: MV-24-30242

Send Tax Notice To: Jeffrey Tatum  
Casey Tatum

851 Alabama Ave.  
Thorsby, AL 35171

WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Ninety One Thousand Two Hundred Dollars and No Cents (\$91,200.00)**, 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, **Phillip Stancil Handley and Elizabeth Moody Handley, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Jeffrey Tatum and Casey Tatum**, as joint tenants with right of survivorship (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to taxes for 2025 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$ 77,520.00 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 Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 26th day of Dec, 2024.

Phillip Stancil Handley  
Phillip Stancil Handley

Elizabeth Moody Handley  
Elizabeth Moody Handley

State of Alabama

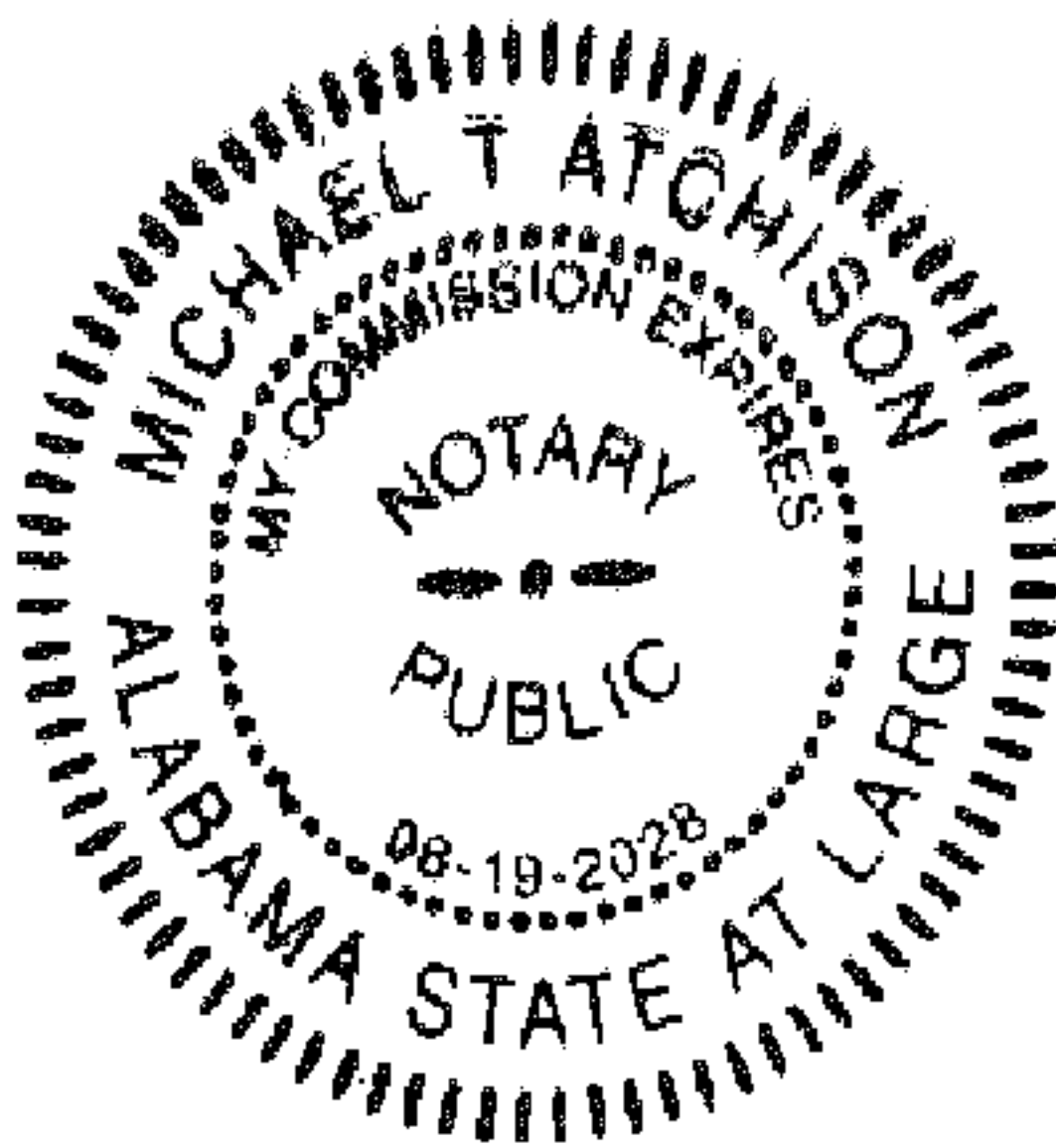
County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Phillip Stancil Handley and Elizabeth Moody Handley, 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 26th day of Dec, 2024.

Michael T. Atchison  
Notary Public, State of Alabama

My Commission Expires: 8-19-28



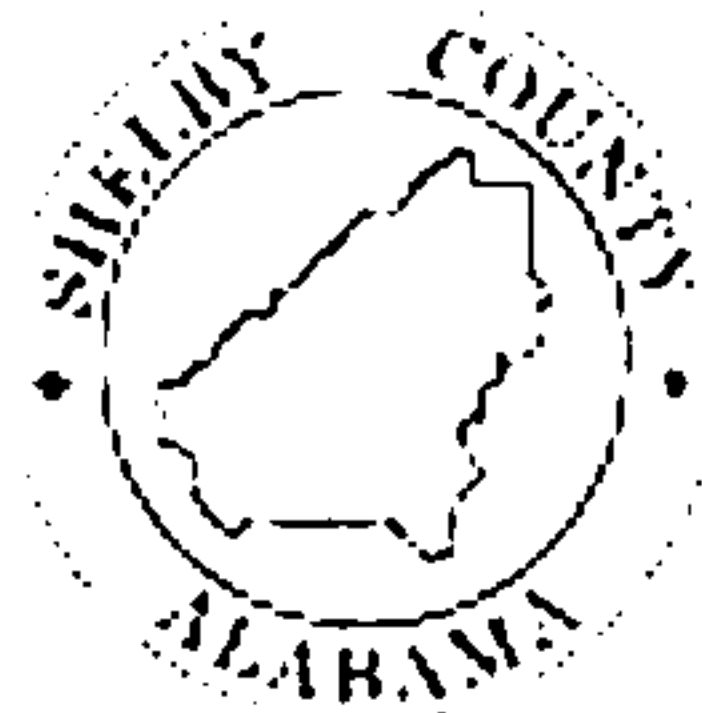
**EXHIBIT "A"****PARCEL A:**

A PARCEL OF LAND IN THE SOUTHWEST QUARETR OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 21 SOUTH, RANGE 1 WEST, BEING A PART OF THE SAME LAND DESCRIBED IN A DEED TO PHILLIP STANCIL AND ELIZABETH MOODY HANDLEY, RECORDED IN INSTRUMENT NO. 202303210000 76780, OF THE REAL PROPERTY RECORDS OF SHELBY COUTNY, ALABAMA. SAID PARCEL OF LAND BEING MORE PARTICULARYL DESCRIBED AS FOLLOWS:

COMMENCING AT A ½" REBAR SET, WITH A CAIP STAMPED "S WGEEKER 16165" ON THE SOUTHWEST CORNER OF SAID SECTION 25. THENCE N 88°40'37" E. ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 104.86 FEET TO A POINT ON THE NORTHEAST EDGE OF THE SHELBY IRON WORKS RAILROAD. THENCE N 20°49'12" W, ALONG SAID RAILROAD, A DISTANCE OF 63.64 FEET TO A ½" REBAR SET, WITH A CAP STAMPED "S. WHEELER 16165" AT THE POINT OF BEGINNING. THENCE CONTINUING ALONG SAID RAILROAD, N 20°49'12" W, A DISTANCE OF 79.94 FEET, TO A ½" REBAR SET, WITH A CAP STAMPED "S. WHEELER 16165" THENCE N 58°01'33" E. ALONG A FENCE, A DISTANCE OF 57.85 FEET TO A ½" REBAR SET. WITH A CAP STAMPED "S. WHEELER 16165", ON THE SOUTHWEST RIGHT-OF-WAY LINE OF COUNTY HIGHWAY 47: THENCE ALONG A CURVE, TO THE LEFT, IN SAID RIGHT-OF-WAY, HAVING A RADIUS OF 4707.59 FEET AND A CHORD BEARING OF S 23°33'07" E, AN ARCH LENGTH OF 87.49 FEET TO A NAIL SET IN AN EXPANSION JOINT OF CONCRETE DRIVE. THENCE S 65°39'34 W" A DISSTANCE OF 61.04 FEET TO THE POINT OF BEGINNING.

**PARCEL B:**

Commence at the NW corner of Section 36, Township 21 South, Range 1 West, City of Columbiana, Shelby County, Alabama; thence North 88 degrees 15 minutes 45 seconds East, a distance of 14.61 feet to the POINT OF BEGINNING; thence South 20 degrees, 34 minutes, 48 seconds East, a distance of 407.95 feet; thence South 88 degrees, 58 minutes, 07 seconds West, a distance of 158.61 feet; thence South 88 degrees 36 minutes 08 seconds West, a distance of 650.10 feet; thence North 01 degrees 57 minutes, 06 seconds West, a distance of 211.43; thence North 76 degrees 06 minutes 10 seconds East, a distance of 461.42 feet; thence North 45 degrees, 13 minutes 47 seconds East, a distance of 260.78 feet; thence South 20 degrees 23 minutes 37 seconds East, a distance of 70.85; thence 20 degrees 34 minutes 48 seconds East, a distance of 41.39 feet to the POINT OF BEGINNING.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**12/26/2024 02:10:38 PM**  
**\$42.00 JOANN**  
**20241226000393280**

*Allen S. Bayl*

### Real Estate Sales Validation Form

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

Grantor's Name	Phillip Stancil Handley Elizabeth Moody Handley	Grantee's Name	Jeffrey Tatum Casey Tatum
Mailing Address	<u>P.O. Box 828</u> <u>Columbiana, AL 35051</u>	Mailing Address	<u>851 Alabama Ave</u> <u>Thursby AL 35721</u>
Property Address	Highway 47 Columbiana, AL 35051	Date of Sale	December 16, 2024
		Total Purchase Price	\$91,200.00
		or	
		Actual Value	
		or	
		Assessor's Market Value	

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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.

### Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

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 December 11, 2024

Print Phillip Stancil Handley

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one