

THIS INSTRUMENT PREPARED BY:
George M. Vaughn, Esq.
300 Cahaba Park Circle, Ste 200
Birmingham, AL 35242

SEND TAX NOTICE TO:
DAVID BRENT THOMAS
119 CONROY ROAD
STERRETT, ALABAMA 35147

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Two Hundred Ninety nine Thousand and 00/100 Dollars (\$299,000.00)* paid by the Grantees herein, the receipt of which is hereby acknowledged, David T. Battles and Sherri L. Battles, husband and wife (herein referred to as “Grantors”), do grant, bargain, sell, and convey unto David Brent Thomas and Ashley Jackson Thomas (herein referred to as “Grantees”), as Joint Tenants with right of survivorship, all of their right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 433, ACCORDING TO THE SURVEY OF FOREST PARKS, 4TH SECTOR, 2ND PHASE, AS RECORDED IN MAP BOOK 23, PAGE 111, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA


Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

*\$239,200 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith

TO HAVE AND TO HOLD unto 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 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 shall take as tenants in common.


And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, and their assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors, and administrators shall warrant and defend the same to the said Grantees, and their assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, this 11th day of April , 2012.


20120416000129590 1/2 \$75.00
Shelby Cnty Judge of Probate, AL
04/16/2012 01:34:32 PM FILED/CERT



DAVID T. BATTLES



SHERRI L. BATTLES ACTING BY AND THROUGH HER ATTORNEY IN FACT, DAVID T. BATTLES

acting by and through her attorney in fact David T Battles

Shelby County, AL 04/16/2012
State of Alabama
Deed Tax: \$60.00

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that DAVID T. BATTLES, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date 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 official seal this 11th day of APRIL, 2012.



Notary Public

My Commission Expires: 9/27/2017

STATE OF ALABAMA)

SHELBY COUNTY)


I, the undersigned, a Notary Public in and for said County in said State, hereby certify that SHERRI L. BATTLES, acting by and through her attorney in fact, DAVID T. BATTLES, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date 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 official seal this 11th day of APRIL, 2012.



Notary Public

My Commission Expires: 9/27/2017


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