

This instrument was prepared by

(Name) HARRISON AND CONWILL

(Address) Columbiana, Alabama

Jefferson Land Title Service Co., Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE DOLLAR

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

James L. Batson, Jr. and wife, Elizabeth Smith Batson

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

James L. Batson, III

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

The SW $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 25, Township 20, Range 1 East, Shelby County, Alabama.

There is reserved a right-of-way of 25 feet in width along the westerly line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section extending from the south right-of-way line of County Road No. 61 to the south line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section.

19760707000062740 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
07/07/1976 12:00:00AM FILED/CERT

STATE OF ALABAMA SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1976 JUL -7 PM 12:09  
Deed for 50  
Consolidated  
JUDGE OF PROBATE

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 4<sup>th</sup> day of April, 1975

(SEAL)

James L. Batson, Jr.

(SEAL)

(SEAL)

Elizabeth Smith Batson

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that James L. Batson, Jr. and wife, Elizabeth Smith Batson

whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4<sup>th</sup> day of April, A.D. 1975

Martha B. Joiner  
Notary Public