

SEND TAX NOTICE: Mark R. Batten  
2113 Chestnut Oaks Drive  
Birmingham, AL 35244

This instrument was prepared by  
(Name) Loring S. Jones, III Attorney

(Address) 1009 Montgomery Highway South Vestavia Hills, AL 35216  
CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR  
Stewart Title of Birmingham, Inc.

STATE OF ALABAMA }  
COUNTY OF JEFFERSON } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Two Hundred Sixty Five Thousand Four Hundred Sixty and no/100--

to the undersigned grantor, Dean Construction Co., Inc. a corporation,  
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the  
said GRANTOR does by these presents, grant, bargain, sell and convey unto

Mark R. Batten and Anna A. Batten  
(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor  
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate,  
situated in Shelby County, Alabama, to-wit:

Lot 2506 Riverchase Country Club, Twenty-fifth Addition,  
Residential Subdivision as recorded in Map Book 11, Page 9  
in the Probate Office of Shelby County, Alabama.

Subject to current taxes, set back lines, utility easements  
restrictions and easements of record.

\$212,350.00 of subject property was paid from a mortgage  
loan closed simultaneously herewith.

BOOK 272 PAGE 517

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
90 JAN -3 AM 10:17

Judge of Probate

1. Deed Tax	\$ 53.50
2. Mig. Tax	\$ 2.50
3. Recording Fee	\$ 3.00
4. Notary Fee	\$ 1.00
5. ...	\$ ...
6. ...	\$ ...
Total	\$ 60.00

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 con-  
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said  
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-  
brances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant  
and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President,  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 22nd day of December 19 89

ATTEST:

Dean Construction Co., Inc.  
By [Signature] President

STATE OF ALABAMA }  
COUNTY OF JEFFERSON }

I, the undersigned,  
State, hereby certify that David Dean  
whose name as President of Dean Construction Co., Inc.  
a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being  
informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as  
the act of said corporation,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 22nd day of December 1989

[Signature]  
Notary Public