

THIS INSTRUMENT PREPARED BY: 352

NAME: L. Bruce Dickson, Attorney
2500 Crestwood Blvd
ADDRESS: Birmingham, Al. 35210

Send Tax Notice To:

Gerald Wayne Batton
444 - Sand Ridge Rd.
Leeds, Al. 35094

WARRANTY DEED (Without Survivorship) Alabama Title Co., Inc.

BIRMINGHAM, ALA.

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of THIRTY THOUSAND AND NO/100 Dollars (\$30,000.00)

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

Gerald Wayne Batton and wife, Brenda Batton

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

Gerald Wayne Batton

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

West 1/2 of the following described tract of land:

A portion of the SE 1/4 of SW 1/4 of Section 26, Township 17, Range 1 East described by metes and bounds as follows:

Commencing at the SW corner of said Section 26 run Eastward along the Southern line of said Section 1700 feet to point of beginning. From the point of beginning thus obtained run North parallel with the West line of said Section 990 feet; thence East parallel with the Northern boundary of said SE 1/4 of SW 1/4 of said Section 940 feet, more or less, to the Eastern boundary line of said 1/4 1/4 section; thence South along said line 990 feet, to the SE corner of 1/4 1/4 section; thence West along the Southern line of said Section 940 feet, more or less, to the point of beginning.

The purchase price of this conveyance was paid from a purchase money mortgage executed simultaneously herewith.

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

91 OCT -4 PH 1:47

JUDGE OF PROBATE

1. Seal Tax	30.00
2. Reg. Tax	2.50
3. Recording Fee	3.00
4. Indexing Fee	1.00
5. No Tax Fee	1.00
6. Certified Fee	1.00
Total	36.50

TO HAVE AND TO HOLD to the said grantees, 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 GRANTEE, 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 GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, WE have hereunto set OUR hands(s) and seal(s), this 8th day of January, 1991.

Gerald Wayne Batton (Seal)
Brenda Batton (Seal)

STATE OF ALABAMA
Jefferson County

General Acknowledgment

I, Linda L. Wailles, a Notary Public in and for said County, in said State, hereby certify that Gerald Wayne Batton and Brenda Batton, whose name 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of January, A. D. 1991.

Linda L. Wailles
Notary Public.