

SEND TAX NOTICE TO:
HUBERT D. BATSON
5263 Jameswood Lane
Birmingham, AL 35244

This instrument was prepared by

Name) Robert O. Driggers, Attorney
2820 Columbiana Road, Suite 210
Address) Birmingham, AL 35216

VARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of LOVE AND AFFECTION DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, Me, I,
HUBERT D. BATSON, married
herein referred to as grantors) do grant, bargain, sell and convey unto

HUBERT D. BATSON and ELIZABETH B. BATSON
herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

Tract 9 according to the Survey of Four Wing Lake Estates as recorded in Map
Book 12, Page 89, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to the following:

1. Taxes for the year 1994 and thereafter.
2. Public utility easements as shown by recorded plat, subject to 60 foot easement as set out in Map Book 12, page 89, in the Probate Office.
3. Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 229, page 842, and Map Book 12, page 89, in Probate Office.
4. Easement(s) for ingress and egress as shown by instrument recorded in Real 87, page 290, in Probate Office.
5. Agreement with Alabama Power Company as to underground cables recorded in Real 255, page 747, in Probate Office.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Real 87, page 290, in Probate Office.
7. Rights of riparian owners in and to the use of Four Wing Lakes.

THE ABOVE DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR.

THE PURPOSE OF THIS DEED IS TO CREATE TITLE IN THE GRANTEES WITH RIGHT OF SURVIVORSHIP.

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 herein shall take as tenants in common.

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 persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 31st

day of May, 19 94

WITNESS:

(Seal)

(Seal)

(Seal)

Hubert D. Batson
HUBERT D. BATSON (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that HUBERT D. BATSON, married
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 he executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 31st day of May A. D., 19 94

500-17664
Inst # 500-17664

06/02/1994-17664
10:19 AM CERTIFIED
General County Judge of Probate
Shelby County, Alabama
001 HCD