

SEND TAX NOTICE TO:
Hubert D. Batson
Elizabeth B. Batson
263 Jameswood Lane
Birmingham, AL 35244

This Instrument Prepared By:
Harold H. Goings
Spain & Gillon, L.L.C.
2117 Second Avenue North
Birmingham, Alabama 35203

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Eighty Five Thousand and 00/100 Dollars (\$85,000.00) to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, **Janie Fayette, a single woman** (herein referred to as Grantor), do grant, bargain, sell and convey unto **Hubert D. Batson and Elizabeth B. Batson** (herein collectively referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof.
Subject to:

1. 1997 ad valorem taxes
2. Existing easements, restrictions, set back lines, limitations, if any, of record.

TO HAVE AND TO HOLD, to 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

05/16/1997-15423
02:49 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 98.50

Inst # 1997-15423

survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 and seal this the 14th day of May, 1997.


Janie Fayette

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Janie Fayette whose name is signed to this conveyance and who is known to me, acknowledged before me on this day 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 14th day of May, 1997.

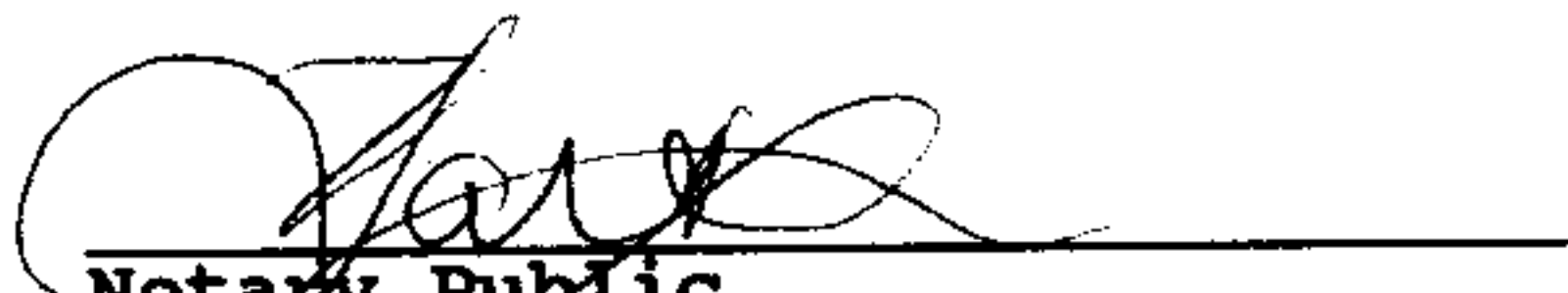

Notary Public
My Commission Expires: 8/19/99

EXHIBIT "A"

Unit 1209, Building 12, Phase 4-B, in The Gables, a Condominium, a condominium located in Shelby County, Alabama, as established by Declaration of Condominium and By-Laws thereto as recorded in Real Volume 10, page 177 and amended in Real Volume 27, page 733, Real Volume 50, page 327 and Real Volume 50, page 340 and re-recorded in Real 50, page 942, Real 165, page 578, and amended in Real 59, page 19 and further amended by Corporate Volume 30, page 407 and in Real 96, page 855 and Real 97, page 937 and By-Laws as shown in Real Volume 27, page 733 amended in Real Volume 50, page 325, further amended by Real 189, page 222, Real 222, page 691; Real 238, page 241, Real 269, page 270, further amended by eleventh amendment to Declaration of Condominium as recorded in Real 284, page 181, together with an undivided interest in the common elements, as set forth in the aforesaid mentioned Declaration, said Unit being more particularly described in the floor plans and architectural drawings of The Gables Condominium as recorded in Map Book 9, pages 41 thru 44, and amended in Map Book 9, page 185, Map Book 10, page 49 and further amended by Map Book 12, page 50 in the Probate Office of Shelby County, Alabama.

Inst # 1997-15423

05/16/1997-15423
02:49 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 98.50