

This instrument was prepared by:

Stephen D. Keith
230 Bearden Road
Pelham, Alabama 35124

Please Send Tax Notice to:

Mary A. Humphries
603 Gables Drive
Hoover, Alabama 35244

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Seventy Six Thousand and 00/100 Dollars (\$76,000.00)** and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, I/we, **Nancy Montrew Batson, unmarried**, (hereinafter referred to as Grantor whether one or more), do grant, bargain, sell and convey unto **Mary A. Humphries** (hereinafter referred to as Grantee) her heirs and assigns, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

See Exhibit "A", attached hereto and incorporated herein by reference.

Note, **George Lee Batson, III**, previous grantee and joint tenant with rights of survivorship, is deceased, having departed this life on or about October 24, 2001.

\$72,200.00 of the purchase price paid with a mortgage loan executed simultaneously herewith.

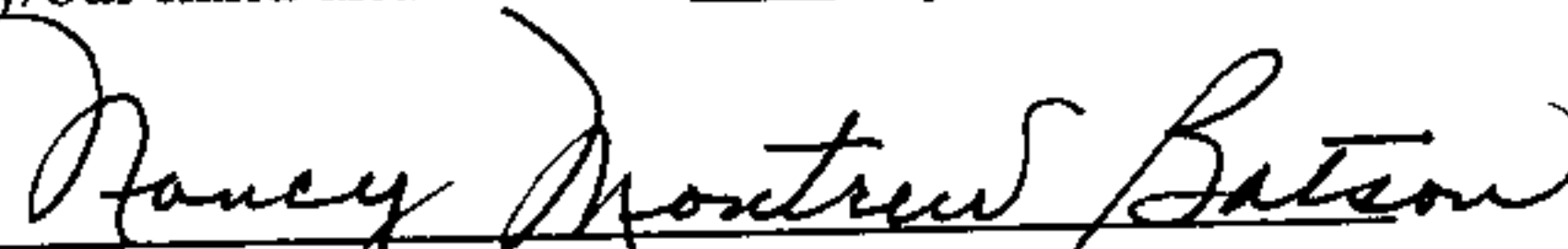
Subject to:

1. Taxes for the year 2002 and all subsequent years.
2. Any and all easements, restrictions, covenants, mineral reservations, conveyance of minerals, and rights of way applicable to subject property.

TO HAVE AND TO HOLD to said Grantee, her heirs and assigns, together with every contingent remainder and right of reversion.

And I do for myself, and for my heirs, executors and administrators covenant with said Grantee, her 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 said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

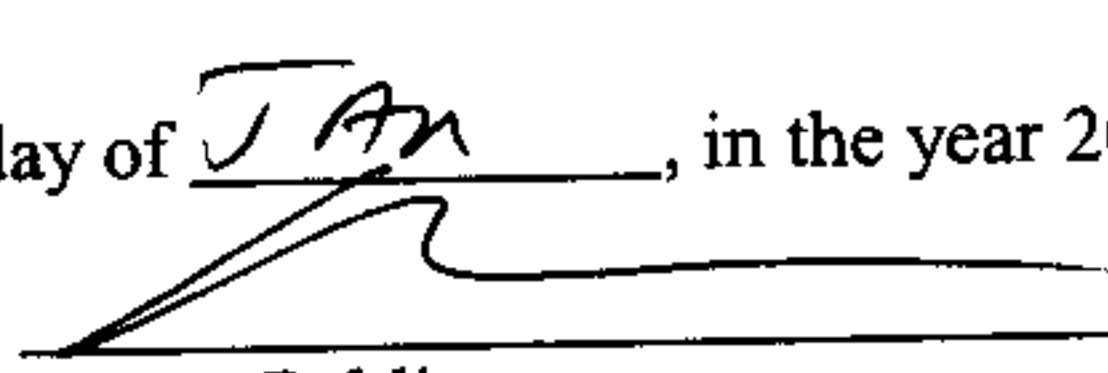
IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 25 Day of Jan, 2002.


Nancy Montrew Batson

State of Alabama)
)
Shelby County)

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that **Nancy Montrew Batson**, whose name(s) is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, that being informed of the contents she executed the same voluntarily for and as her act on the day same bears date.

Given under my hand and seal this 25 day of Jan, in the year 2002.


Notary Public

My Commission Expires: 3/21/2004

01/30/2002-05068
09:06 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CH 18.00

Inst # 2002-05068

Exhibit "A", Property Description, Batson to Humphries

Unit 603, Building 6, 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; Real volume 50, Page 340, and re-recorded in Real Volume 50, Page 942; Real Volume 165, Page 578; and amended in Real Volume 59, Page 19, and further amended by Corporate Volume 30, Page 407 and in Real Volume 96, Page 855 and Real Volume 97, Page 937, and By-Laws as shown in Real Volume 27, Page 733, amended in Real Volume 50, Page 325, and further amended by Real Volume 189, Page 222; Real Volume 222, Page 691; Real Volume 238, Page 241; Real Volume 269, Page 270, and Real Volume 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 through 44, and amended in Map Book 9, Page 135, Map Book 10, Page 49 and further amended by Map Book 12, Page 50, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.



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