

Send Tax Notice To:
CHARLES J BATSON
155 MAGNOLIA CIRCLE
COLUMBIANA AL 35051

20041203000661690 Pg 1/1 13.00
Shelby Cnty Judge of Probate, AL
12/03/2004 08:38:00 FILED/CERTIFIED

This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY)

That in consideration of **ONE HUNDRED TWENTY THREE THOUSAND and NO/00 (\$123,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

CHAD E CROCKER AND WIFE, MEREDITH K CROCKER
grant, bargain, sell and convey unto,

CHARLES J BATSON

the following described real estate, situated in: SHELBY County, Alabama, to-wit:

LOT 17, according to the survey of Magnolia Parc, as recorded in Map Book 21, Page 155 in the Probate Office of Shelby County, Alabama.
Situated in Shelby County, Alabama.

Subject to restrictions, easements and rights of way of record.

This property constitutes no part of the homestead of the grantor.

Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way and permits of record.

ALL of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

Meredith R. King and Meredith K Crocker are one and the same person.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 29TH day of November, 2004


CHAD E CROCKER


MEREDITH K CROCKER

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that
CHAD E CROCKER AND MEREDITH K CROCKER

whose names are signed to the foregoing conveyance, and who are 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 29TH day of November, 2004.


Notary Public

My Commission Expires: 10-16-08

