

20060905000436250 1/2 \$89.00
Shelby Cnty Judge of Probate, AL
09/05/2006 02:29:03PM FILED/CERT

Shelby County, AL 09/05/2006
State of Alabama

Deed Tax: \$75.00

406421

SLT-406421

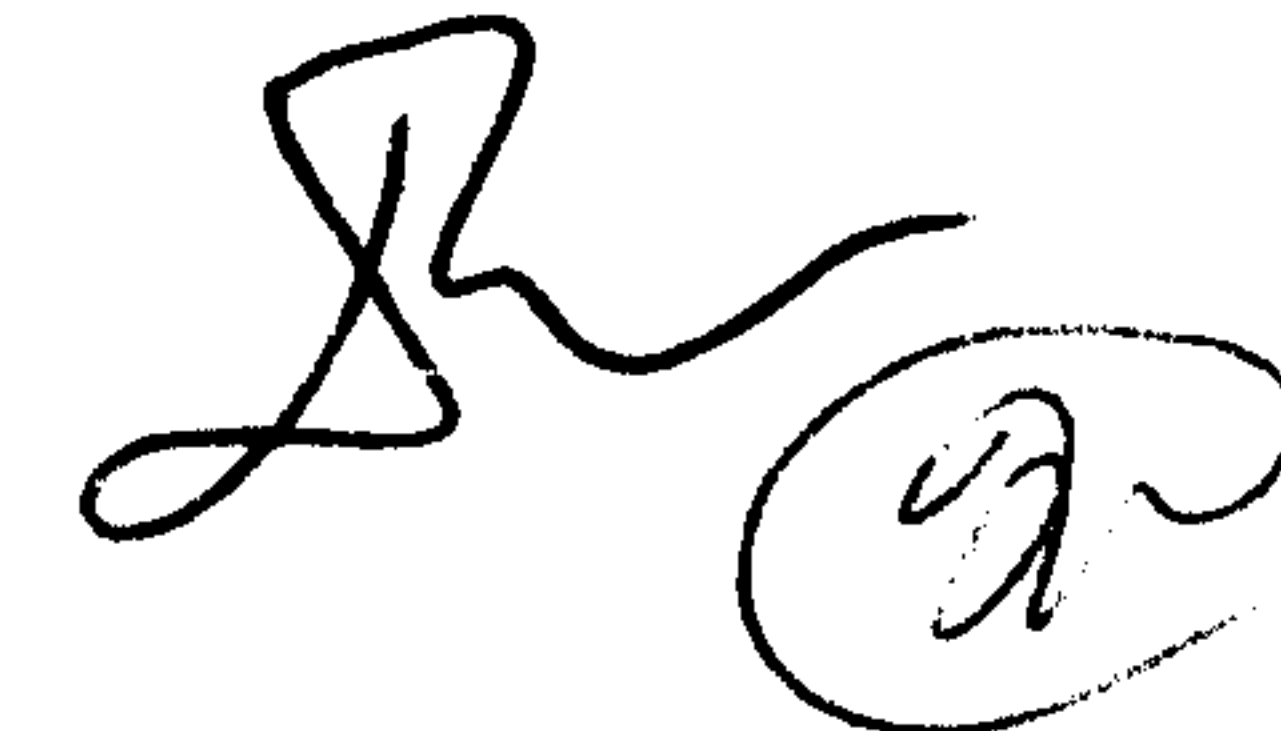
This instrument was prepared by
Paul Esco
Esco & Benson, LLC
547 South Lawrence Street
Montgomery, Alabama 36104

SEND TAX NOTICE TO:

David T. Battles and Sherri L. Battles
119 Conroy Road
Sterrett, Alabama 35147

**WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA
COUNTY OF SHELBY**



KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three hundred Twenty thousand and no/100 (\$320,000.00) DOLLARS** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Tracey B. Wilson and Stephen D. Wilson**, a married couple, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **David T. Battles and Sherri L. Battles** (herein referred to as GRANTEE, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in **Shelby County, Alabama to-wit:**

LOT 433, ACCORDING TO THE SURVEY OF FOREST PARKS, 4TH SECTOR, 2ND PHASE, AS RECORDED IN MAP BOOK 23, PAGE 111, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

THE PREPARER OF THIS INSTRUMENT HAS ACTED AS SCRIVENER ONLY. THE PREPARER HAS NOT EXAMINED THE TITLE TO THE LAND AND MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE LAND CONVEYED HEREIN.

SUBJECT TO:

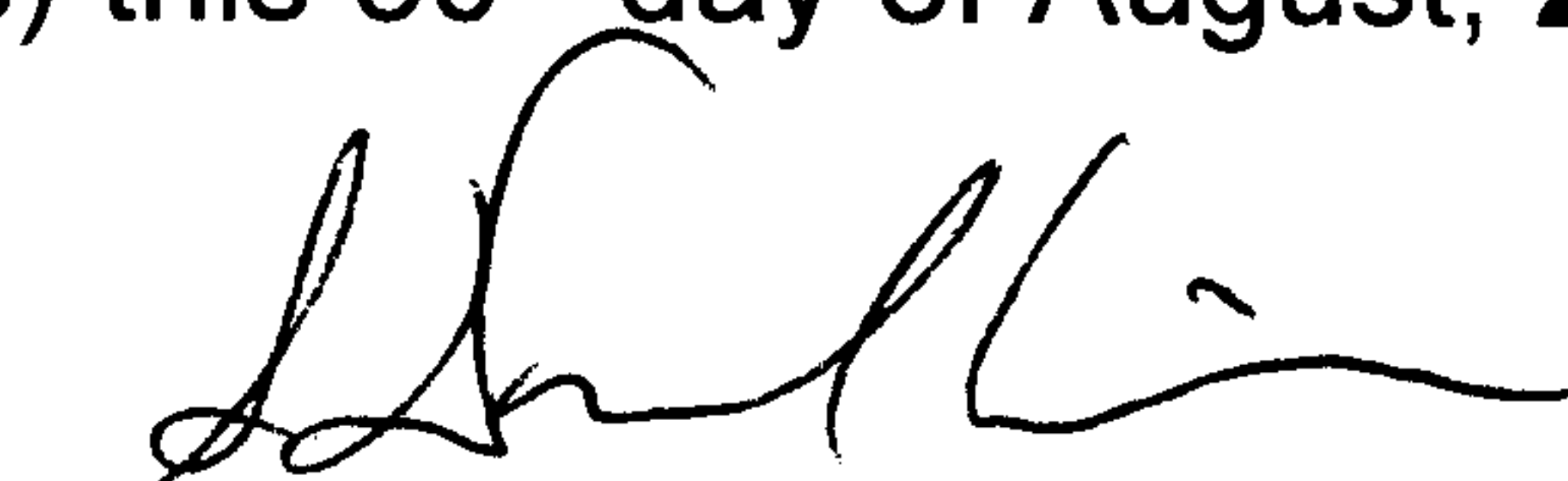
1. Subject to the taxes for the year beginning October 1, 2005, which constitute a lien, but are not yet due and payable until October 1, 2006.
2. Covenants, restrictions, reservations, easements, building setback lines and rights of ways, if any, heretofore imposed of record affecting Grantor's title to said property and municipal zoning ordinances now or hereafter becoming applicable and taxes or assessments now or hereafter becoming due against said property.
3. All interests in and to all oil, gas and other minerals in, on and/or under said property and all rights in connection therewith which may have been granted, reserved or leased to others by instruments of record in the office of the Judge of Probate of Shelby County, Alabama

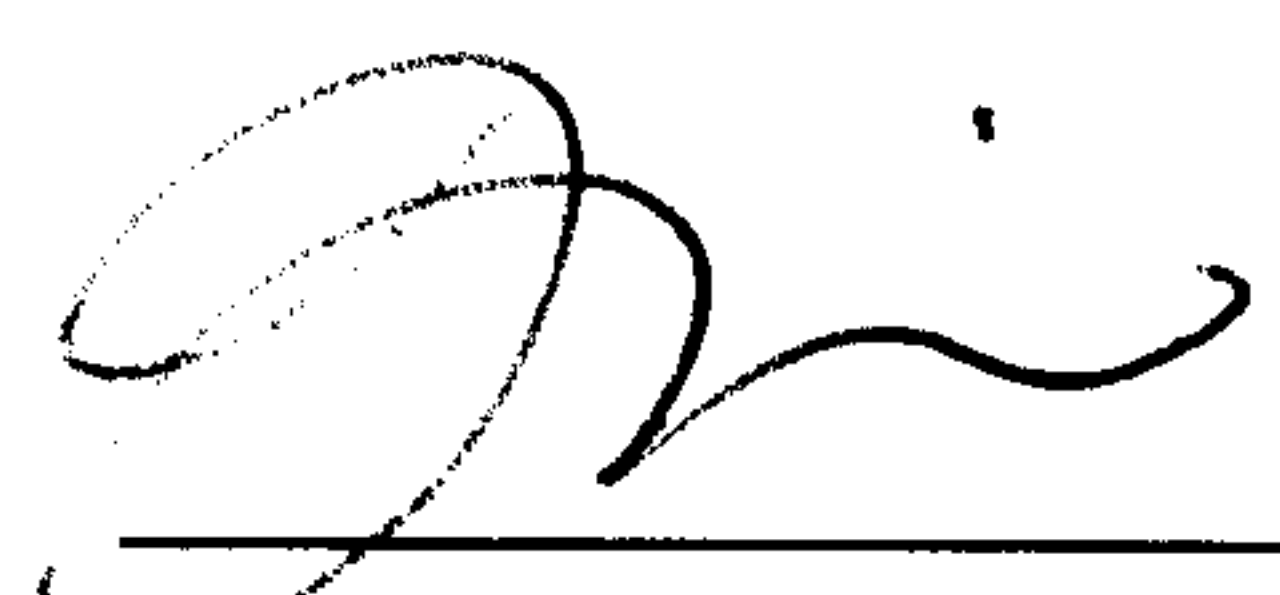
\$245,000.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants, with right of survivor ship, 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 said GRANTEES, his, her or 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 stated 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we), Tracey B. Wilson and Stephen D. Wilson, have hereunto set my (our) hand(s) and seal(s) this 30th day of August, 2006.

 (SEAL)

 (SEAL)

STATE OF ALABAMA
SHELBY COUNTY

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, here by certify that Tracey B. Wilson and Stephen D. Wilson whose name(s) (is/are) signed to the foregoing conveyance, and who (is/are) known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, HE/SHE/THEY executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of August, 2006.


Notary Public
My commission expires _____

