

This instrument was prepared by:  
Michael T. Atchison  
101 West College  
Columbiana, AL 35051

Send Tax Notice To: Linda Stinson  
155 Magnolia Circle  
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Twenty Two Thousand dollars and Zero cents (\$122,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Charles J. Batson, a Single man and Tonya Archer, a single woman (herein referred to as grantors) do grant, bargain, sell and convey unto Linda Stinson and Cindy Smith (herein referred to as GRANTEES) as joint tenants with right of survivorship, 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.

Subject to taxes for 2009 and subsequent years.

Constitutes no part of the homestead of the grantor Charles J. Batson,

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.

(\$0.00) of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 4th day of November, 2009.

\_\_\_\_\_  
(Seal)

Charles J. Batson (Seal)  
Charles J. Batson

\_\_\_\_\_  
(Seal)

Tonya Archer (Seal)  
Tonya Archer

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

}

General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles J. Batson and Tonya Archer 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 he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4<sup>th</sup> day of November 2009.

Michael T. Atchison  
Notary Public

Commission Expires: 10/16/2012

20091112000421910 1/1 \$133.00  
Shelby Cnty Judge of Probate, AL  
11/12/2009 11:07:32 AM FILED/CERT

Shelby County, AL 11/12/2009  
State of Alabama  
Deed Tax : \$122.00

