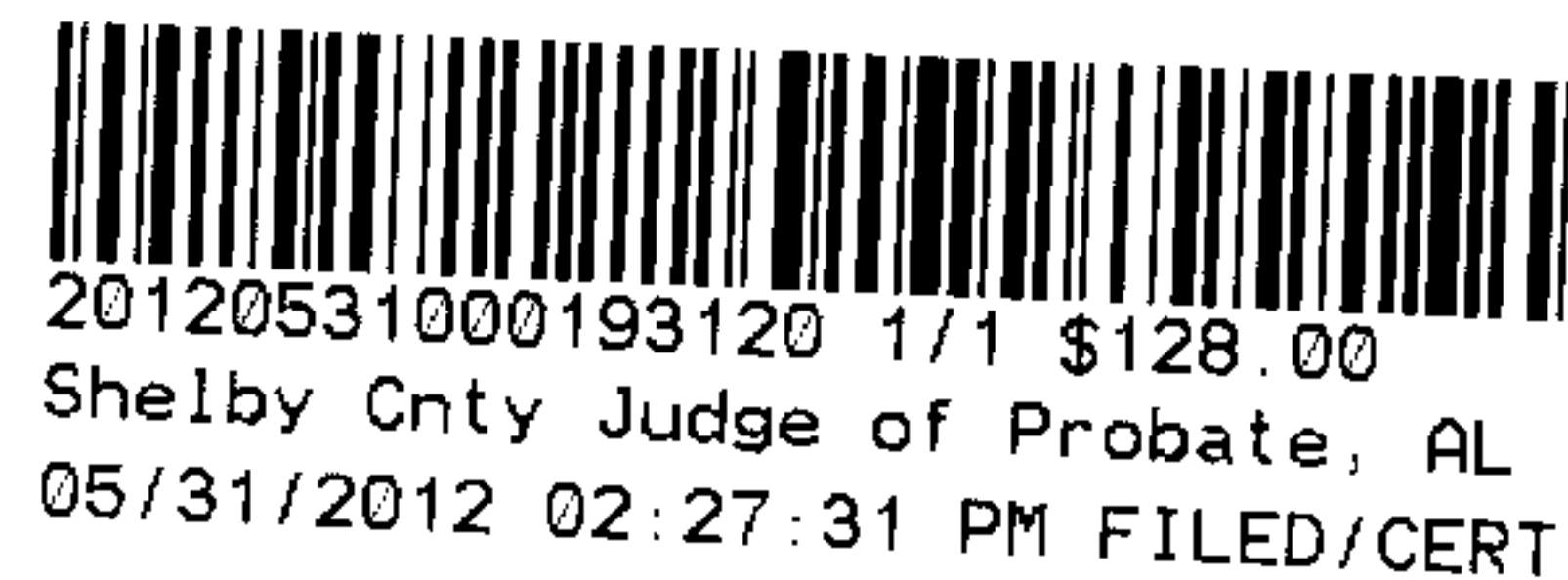


Send tax notice to: Andrew Battista, 242 Vine St., Montevallo, Al. 35115

This instrument was prepared by: Marcus L. Hunt, 2803 Greystone Commercial Blvd.,  
Birmingham, Al. 35242

GENERAL WARRANTY DEED

State of Alabama  
County of Shelby



KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One hundred sixteen thousand and no/100 (\$116,000.00)** Dollars to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Timothy Hudson and is wife Patricia Hudson  
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Andrew Battista

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

**Lot 19, Block 2, according to the Map and Survey of Latham's Addition to Montevallo, as shown in Map Book 3, page 25 in the Probate Office of Shelby County, Alabama..**

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

\$116,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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, 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.

IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 30th day of May, 2012.

Timothy Hudson by Deneise Fondren (Seal) as his Attorney in Fact  
TIMOTHY HUDSON BY Deneise Fondren as his Attorney  
In Fact

Patricia Hudson by Deneise Fondren (Seal) as her Attorney in Fact  
PATRICIA HUDSON BY Deneise Fondren as her Attorney in  
Fact

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said county in said state hereby certify that Deneise Fondren under Specific Durable Power of Attorney for Timothy Hudson and Patricia Hudson whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance she in her capacity as such Attorney in Fact under Specific Durable Power of Attorney for Timothy Hudson and Patricia Hudson has executed the same voluntarily on the day the same bears date.  
Given under my hand this the 30th day of May, 2012.

Marcus L. Hunt  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/13/13

