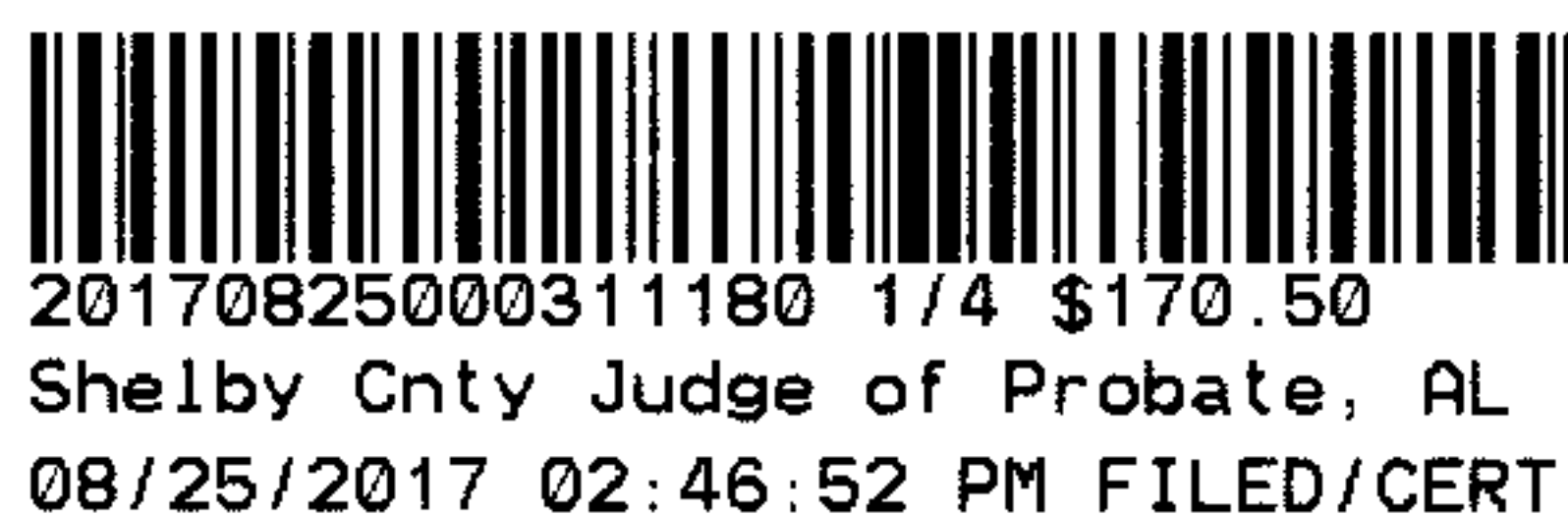


This instrument was prepared by:  
Justin Smitherman, Esq.  
4685 Highway 17 Suite D  
Helena, AL 35080



Send Tax Notice to:  
Benjamin W. George  
1973 Riva Ridge Rd.  
Helena, AL 35080

STATE OF ALABAMA  
SHELBY COUNTY

}

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Benjamin W. George**, an unmarried widower, and **David Batson and Christine Batson AKA Christine Daly**, husband and wife, the surviving grantees in Instrument number 20061103000542060, the other grantee, **Nancy George**, having died on or about February 13, 2012 (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, hereby RELEASE, QUITCLAIM, GRANT, SELL, AND CONVEY to GRANTEE, **Benjamin W. George**, an unmarried widower (hereinafter referred to as GRANTEE), all of the GRANTORS' rights, title, interests, and claims in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 17, ACCORDING TO THE SURVEY OF DEARING DOWNS,  
NINTH ADDITION, PHASE III, AS RECORDED IN MAP BOOK  
15, PAGE 41, IN THE PROBATE OFFICE OF SHELBY COUNTY,  
ALABAMA.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTORS. NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

TO HAVE AND TO HOLD the above described property to said GRANTEE forever.

Shelby County, AL 08/25/2017  
State of Alabama  
Deed Tax: \$144.50

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her hand and seal this the 18  
day of August, 2017.

Christine Batson  
Christine Batson AKA Christine Daly

20170825000311180 2/4 \$170.50  
Shelby Cnty Judge of Probate, AL  
08/25/2017 02:46:52 PM FILED/CERT

STATE OF AL  
Chilton COUNTY

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Christine Batson AKA Christine Daly**, 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 Instrument, he/she signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 18 day of August, 2017.

Christine Batson  
Notary Public  
My Commission Expires MY COMMISSION EXPIRES DECEMBER 2, 2018

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her hand and seal this the 18  
day of August, 2017.

David Batson  
David Batson

STATE OF AL  
Chilton COUNTY

SS:


I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **David Batson**, 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 Instrument, he/she signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 18 day of August, 2017.

Christine Batson  
Notary Public  
My Commission Expires MY COMMISSION EXPIRES DECEMBER 2, 2018

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her hand and seal this the 24 day of August, 2017.

Benjamin W. George  
Benjamin W. George

  
20170825000311180 3/4 \$170.50  
Shelby Cnty Judge of Probate, AL  
08/25/2017 02:46:52 PM FILED/CERT

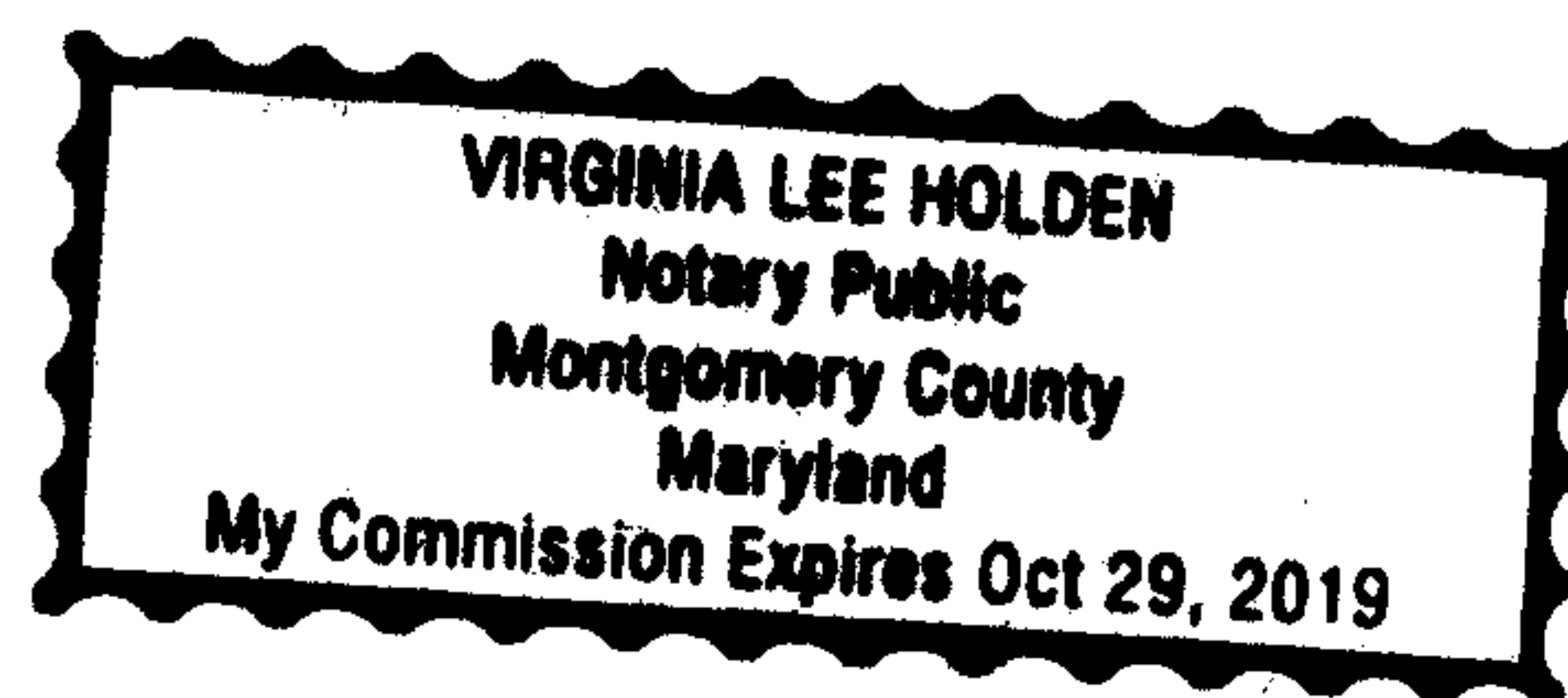
STATE OF Maryland  
Montgomery COUNTY

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Benjamin W. George**, 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 Instrument, he/she signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 24<sup>th</sup> day of August, 2017.

V. Lee Holden  
Notary Public  
My Commission Expires: 10/29/19





***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

**Form RT-1**