

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Seventy-Seven Thousand Five Hundred and No/100 Dollars (\$77,500.00)** and other good and valuable consideration, to the undersigned grantors, in hand paid by the grantee herein, the receipt where is acknowledged I, **Henry R. Batton, a married man, and Zora Ann Batton Williams, a married woman**, (herein referred to as grantors), grant, bargain, sell and convey unto **Daniel C. Batton**, (herein referred to as grantee), the following described real estate situated in **Shelby County, Alabama**, to wit:

Lot 1, according to the Survey of Batton Family Subdivision, as recorded in Map Book 42, Page 5, in the Office of the Judge of Probate of Shelby County, Alabama.


For ad valorem tax purposes only, the address to the above described property is 170 Great Pine Road, Leeds, AL 35094. This address is not the homesteaded residence of the Grantors. Henry Ford Batton on the previous vesting deed with Right of Survivorship passed away in 2009. He was preceded in death by his wife on the previous vesting deed, Zola Batton

To Have and to Hold to the said grantee, their assigns forever.

And I do, for myself and for me heirs, executors and administrators, covenant with said grantee, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal this 28th day of April, 2020.

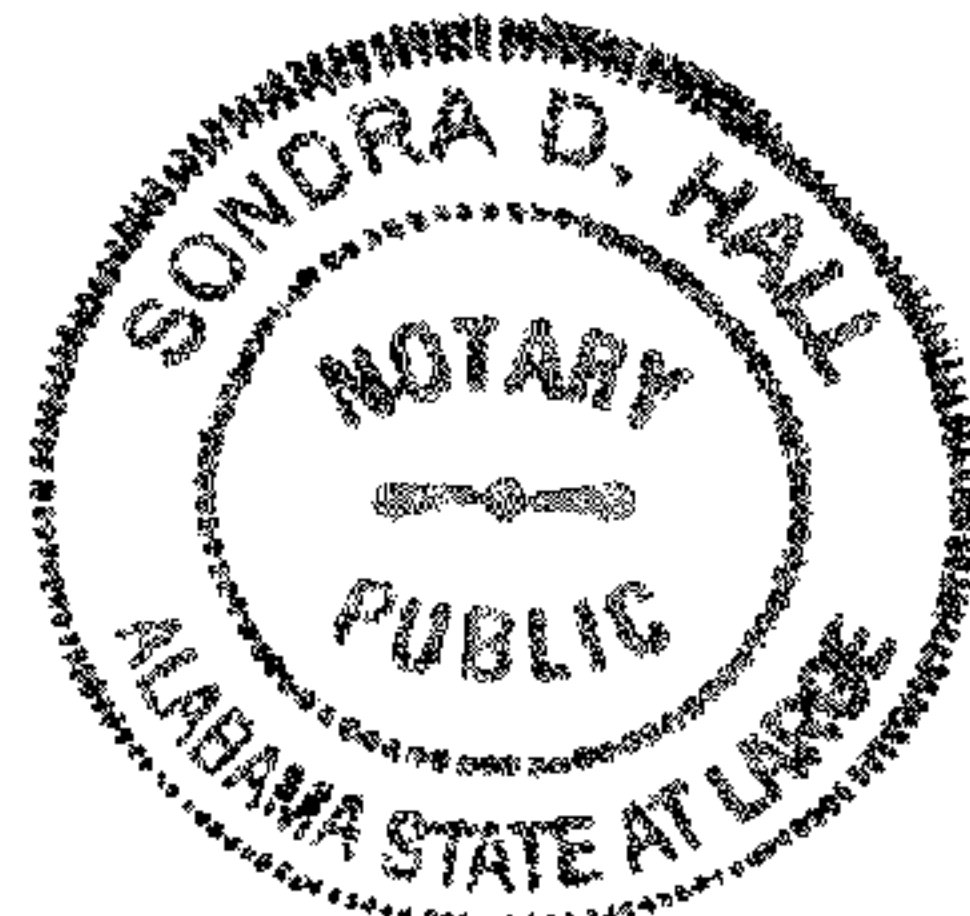

Henry R. Batton



Zora Ann Batton Williams

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that of **Henry R. Batton and Zora Ann Batton Williams**, 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 the 28th day of April, 2020.




NOTARY PUBLIC

My Commission Expires: 12/4/2020

THIS INSTRUMENT PREPARED BY:
David C. Jamieson, Attorney, 3000 Riverchase Galleria Suite 705, Birmingham, AL 35244

AFTER RECORDING, RETURN TO:
Smith Closing & Title, LLC, 3000 Riverchase Galleria Suite 705, Birmingham, AL 35244

