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

Zora Ann Batton Williams

STATE OFALABAMA)
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 $\frac{28^{4h}}{}$

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

Real Estate Sales Validation Form

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

Grantor's Name	Henry R Batton & Zora Ann Batton, Heirs			
Mailing Address	159 Lake Mary Drive	Mailing Address	······································	
	Leeds, AL 35094		Leeds, AL 35094	
	<u>. </u>			
Property Address	170 Great Pine Road	Date of Sale	02/28/2020	
	Leeds, AL 35094	Total Purchase Price	\$ 77,500.00	
		^	♠	
		Actual Value or	>	
		Assessor's Market Value	\$	
The purchase price or actual value claimed on the evidence: (check one) (Recordation of docume Bill of Sale X Sales Contract Closing Statement				
Closing Statement If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.				
		Instructions		
Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.				
Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.				
Property address - the physical address of the property being conveyed, if available.				
Date of Sale - the date on which interest to the property was conveyed.				
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.				
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.				
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).				
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in <u>Code of Alabama 1975</u> § 40-22-1 (h).				
Date	Filed and Recorded Official Public Records Judge of Probate, Shelby County Alabama, County Clerk	Print Leanne G. Ward		
Unattested	Shelby County, AL 04/29/2020 03:38:16 PM	-5. But n ///////////////////////////////////		
	(verified by)	/ Grantor/Graht	ee/Owner/Agent) circle one	

Form RT-1