

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
James Lucian Batson, IV and
Anjanette Denise Batson
2120 Aaron Road
Pelham, AL 35124

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FOUR HUNDRED EIGHTY FIVE THOUSAND AND 00/100 (\$485,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Joel D. Henderson and Karen N. Henderson, husband and wife** (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **James Lucian Batson IV and Anjanette Denise Batson, a married couple** (hereinafter referred to as GRANTEE whether one or more), in fee simple, together as joint tenants with rights of survivorship, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Commence at the Southeast corner of NW 1/4 of NE 1/4 of Section 2, Township 20 South, Range 3 West, run Westerly along the South boundary line of said 1/4 - 1/4 Section for 383.10 feet; thence turn an angle of 44 degrees 42 minutes 45 seconds to the right and run Northwesterly 108.18 feet; thence turn an angle of 77 degrees 34 minutes 00 seconds right and run Northeasterly 420.0 feet to the point of beginning of the land herein described; thence turn an angle of 90 degrees 00 minutes 00 seconds left and run Northwesterly a distance of 210.00 feet to a point on the southeasterly margin of Kristen Circle; thence turn 90 degrees 00 minutes 00 seconds right and run northeasterly along said margin of said Kristen Circle a distance of 194.50 feet to the P.C. (point of curvature/beginning point of curve) of a curve to the right having a central angle of 60 degrees 30 minute 00 seconds and a radius of 70.74 feet; thence continue along the arc of said curve an arc distance of 74.70 feet to the P.T. (point of tangency/end of curve) of said curve; thence continue along the tangent of last described curve a tangent distance of 42.13 feet to the point of intersection of the south margin of said Kristen Circle and the west margin of Aaron Road; thence turn 93 degrees 45 minutes 15 seconds right and run southerly along said west margin of said Aaron Road a distance of 27.35 feet to the P.C. of a curve to the left having a central angle of 24 degrees 33 minutes 12 seconds and a radius of 503.32 feet; thence continue along the arc of said curve an arc distance of 215.65 feet to a point; thence turn 36 degrees 38 minutes 00 seconds right from chord and run southwesterly a distance of 82.32 feet to the point of beginning; being situated in Shelby County, Alabama.

This land being a part of the NW 1/4 of the NE 1/4 of Section 2, Township 20 South, Range 3 West, Shelby County, Alabama.

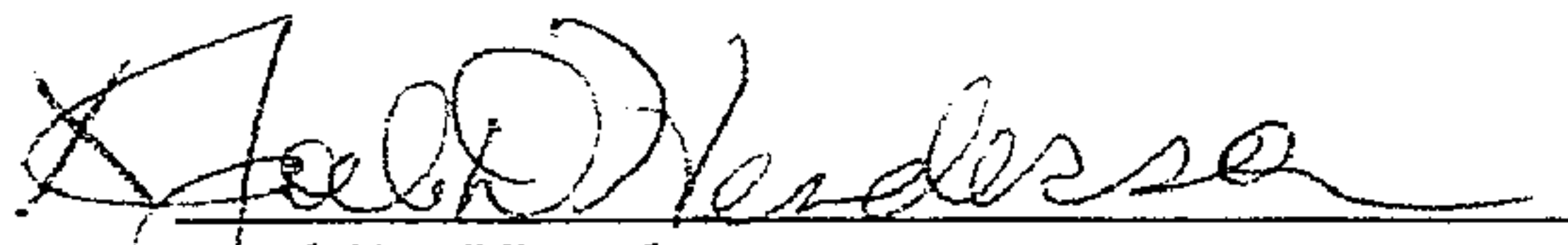
Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

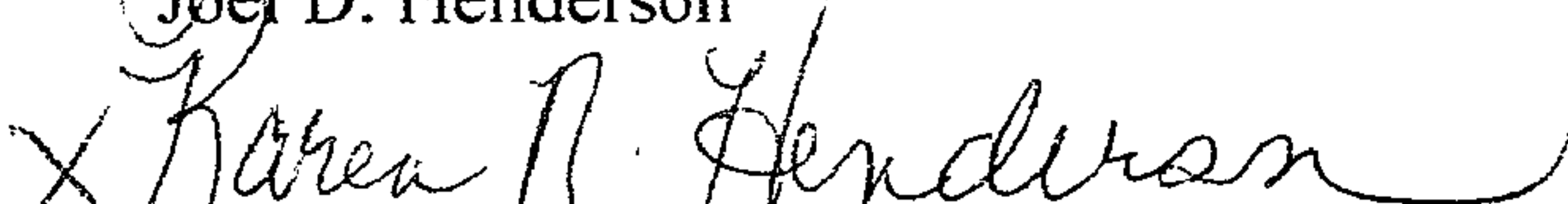
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 15th day of April, 2022.


Joel D. Henderson

X 
Karen N. Henderson

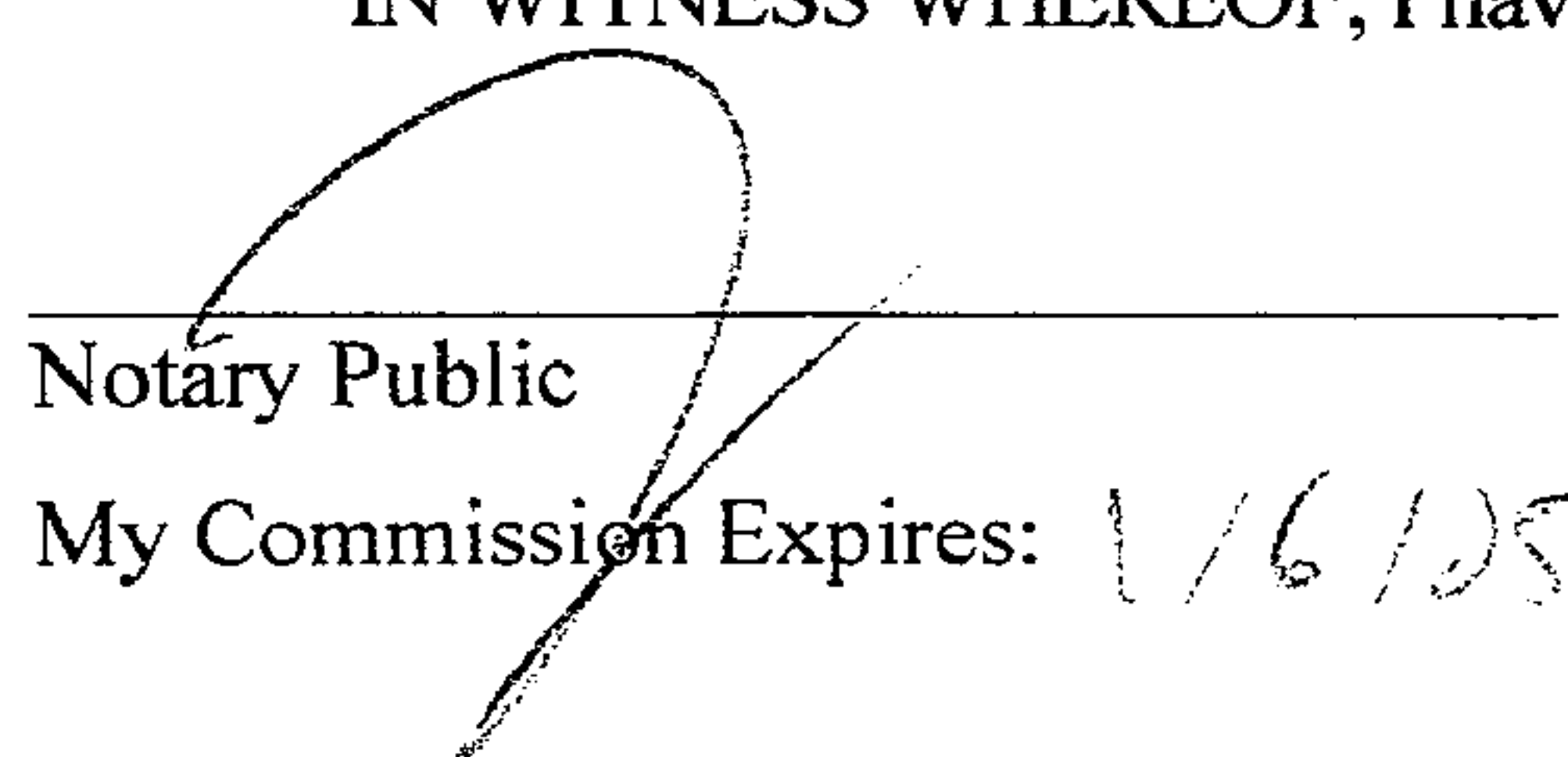
STATE OF ALABAMA
Shelby COUNTY

}

ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Joel D. Henderson and Karen N. Henderson**, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 15th day of April, 2022.


Notary Public

My Commission Expires: 1/6/25

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 6, 2025

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

Grantor's Name Joel D. Henderson and Karen N. Henderson

Grantee's Name James Lucian Batson, IV and Anjanette Denise Batson

Mailing Address 5541 Roy Drive
Helena, AL 35080

Mailing Address 2120 Aaron Road
Pelham, AL 35124

Property Address 2120 Aaron Road
Pelham, AL 35124

Date of Sale April 15, 2022

Total Purchase Price \$485,000.00

Or

Actual Value \$ _____

Or

Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:
(check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale ☐ Appraisal
☒ Sales Contract ☐ Other:
☐ 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 Code of Alabama 1975 § 40-22-1 (h).

Date April 15, 2022

Print: Justin Smitherman

☐ Unattested

Sign _____
(Grantor/Grantee/ Owner/ Agent) circle one



Filed and Recorded
(verified by)
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/15/2022 01:27:11 PM
\$102.50 CHARITY
20220415000156800

Justin Smitherman

Form RT-1