

20240813000253130 1/2 \$394.50
Shelby Cnty Judge of Probate, AL
08/13/2024 01:25:49 PM FILED/CERT

**THIS DEED IS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION
LEGAL DESCRIPTION PROVIDED BY GRANTOR**

WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS: That we, **GARY W. BATSON** and wife, **HELEN R. BATSON**, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, in hand paid, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto **SUSAN WILBANKS** as Trustee of the **2023 Gary W. and Helen E. Batson Living Trust**, an undivided fee simple interest in and to the following described real property:

Lot 1824, according to the Plat of Old Cahaba, Phase V, 2nd Addition, as recorded in Map Book 36, Page 105-A, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to taxes for the current year, easements of record, easements as located and restrictions of record, if any.

Grantee's Address: 4213 Old Cahaba Parkway, Helena, AL 35080

TO HAVE AND TO HOLD unto **SUSAN WILBANKS** as Trustee of the **2023 Gary W. and Helen E. Batson Living Trust**, her successors and assigns, forever.

And we do for ourselves and for our heirs, executors and administrators covenant with the said grantee, her successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as stated above, that we 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, her successors and assigns, forever, against the lawful claims of all persons.

Shelby County, AL 08/13/2024
State of Alabama
Deed Tax: \$369.50

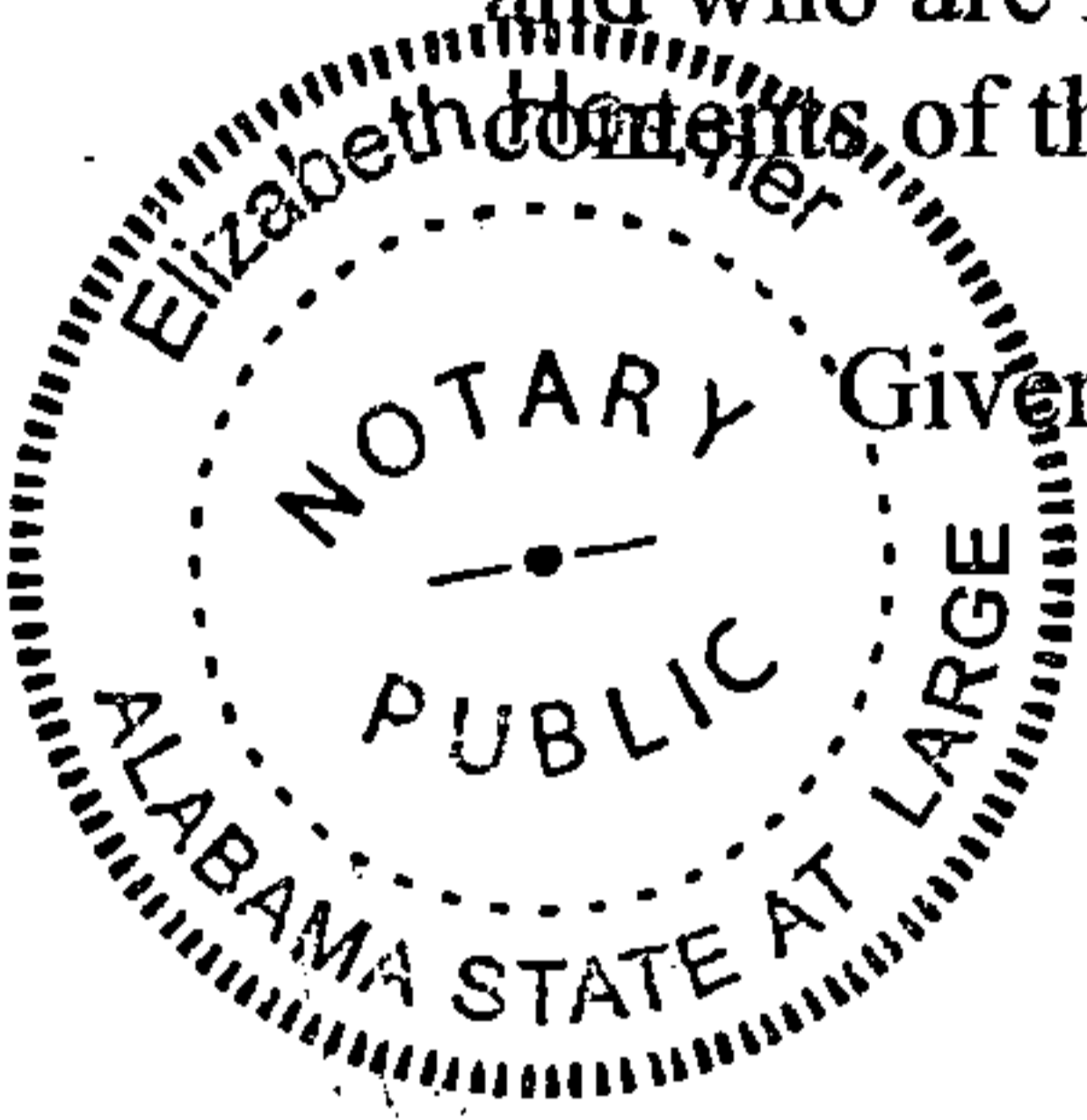
IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 20
day of July, 2024.

Gary W. Batson
Gary W. Batson

Helen R. Batson
Helen R. Batson

STATE OF ALABAMA
Shelby COUNTY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that **Gary W. Batson and Helen R. Batson**, 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 seal this the 20 day of July, 2024.

[Signature]
Notary Public
My Commission Expires: 2/12/25

Grantor's Name: Gary and Helen Batson
Mailing Address: 4213 Old Cahaba Pkwy
Helena, AL 35080

Grantee's Name: 2023 Batson Trust
Mailing Address: 4213 Old Cahaba Pkwy
Helena, AL 35080

Property Address: 4213 Old Cahaba Pkwy
Helena, AL 35080

Total Purchase Price _____
Or Actual Value \$369,100

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one)

- Bill of Sale
- Appraisal
- Sales Contract
- Other Tax Value
- Closing Statement

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).

Print Susan B Wilbank

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one