

THIS INSTRUMENT PREPARED BY:
NAME: ROBERT R. SEXTON, Attorney at Law
ADDRESS: 1600 City Federal Building
Birmingham, AL 35203

Send Tax Notice To:
J. H. BERRY & CO., INC.
939 Main Street
Gardendale, AL 35071

WARRANTY DEED (Without Survivorship) ¹⁰⁶³ **Alabama Title Co., Inc.** BIRMINGHAM, ALA.

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Thousand and No/100 (\$5,000.00) -----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, TROY PERRY BALLARD and wife, NINA ANN B. BALLARD

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto J. H. BERRY & CO., INC.

(herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 78, according to the Survey of MEADOW BROOK, 12th Sector, as recorded in Map Book 9, Page 27, in the Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due in the year 1985.
2. Agreement with Alabama Power Company as recorded in Misc. Book 48, Page 880, in the Probate Office of Shelby County, Alabama.
3. Title to all minerals underlying N 1/2 of NE 1/4 and SW 1/4 of NE 1/4, Section 12, Township 19, Range 2 West, with mineral rights and privileges belonging thereto, as reserved in Deed Book 32, Page 306.
4. 35 foot building set back line from Dover Cliff Circle as shown on recorded map.
5. Utility easement of varying width over the Easterly side of said lot as shown by recorded map.
6. Restrictions, covenants and conditions as recorded in Misc. Book 58, Page 486, in said Probate Office.
7. Permit to Alabama Power Company, recorded in Misc. Book 58, Page 486.
8. Agreement with Alabama Power Company as recorded in Real Record 7, Page 830.
9. Easements to underground cables, as recorded in Real Record 7, Page 833.

NENA ANN B. BALLARD and NINA ANN B. BALLARD is one and the same person.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, we have hereunto set OUR hands(s) and seal(s), this 18th day of March, 19 85.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED

1985 MAR 21 AM 8:14

JUDGE OF PROBATE

Deed TAX 5.00
Rec 2.50
Int 1.00
8.50

Troy Perry Ballard (Seal)
TROY PERRY BALLARD

Nena Ann B. Ballard (Seal)
NENA ANN B. BALLARD

STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TROY PERRY BALLARD and wife, NENA ANN B. BALLARD whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of March, A. D., 19 85.

Darnett, Trugli

Notary Public
March 18, 1985

Notary Public

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