

This instrument was prepared by

Mitchell A. Spears

ATTORNEY AT LAW

143 Main, P.O. Box 91
Montevallo, AL 35115-0091

205/665-5102
205/665-5076

Send Tax Notice to:

(Name) Ann Parmer Crouse

(Address) 455 16th St.

Calera, AL 35040

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty-Seven Thousand, Nine Hundred and 00/100, (\$57,900.00)-----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Gary Lee Ballard and wife, Sandra P. Ballard

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Ann Parmer Crouse

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

Lots 13 and 14, in Block 78, according to Dunstan's Survey of Town of Calera, Alabama.

SUBJECT TO:

Property taxes for 1992 and subsequent years.

Restrictions, covenants and conditions set out in instruments recorded at Deed Book 217, Page 360, and Deed Book 221, Page 872, in the office of the Probate Judge, Shelby County, Alabama.

Mineral and mining rights are not insured.

PURCHASE MONEY FIRST MORTGAGE IN FAVOR OF MERCHANTS & PLANTERS BANK,
EXECUTED ON EVEN DATE HERewith, IN THE SUM OF \$38,900.00.

1992-10094

06/03/1992-10094
02:46 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 MJS 25.50

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 2nd
day of June, 19 92

(Seal)

Gary Lee Ballard (Seal)
Gary Lee Ballard

(Seal)

Sandra P. Ballard (Seal)
Sandra P. Ballard

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

County }

General Acknowledgment

I, _____ the undersigned authority _____ a Notary Public in and for said County,
in said State, hereby certify that Gary Lee Ballard and wife, Sandra P. Ballard

whose name(s) are _____ signed to the foregoing conveyance, and who _____ is 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 2nd day of June, 19 92

My Commission Expires: 8/8/93

Ann Parmer Crouse
Notary Public