

SEND TAX NOTICE TO:

(Name) Wallace Orville Bunch

(Address) 1801 Tecumseh Trail
Pelham, Al 35124

This instrument was prepared by

(Name) E. C. Herrin

(Address) 1675 Montclair Rd., Suite 152, B'ham, Al 35210

Form 1-1-3 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Dollar and the assumption of that certain mortgage as set out hereinbelow

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Donald A. Ballard and wife Barbara A. Ballard

(herein referred to as grantors) do grant, bargain, sell and convey unto

Wallace Orville Bunch and wife Linda Lee Bunch

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

shelby County, Alabama to-wit:

South 1/2 of Lot 1, Block 2, according to the Survey of Town of Helena, as recorded in Map Book 3 page 121, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions and limitations of record and taxes due and payable October 1, 1992.

As part of the consideration recited hereinabove the Grantees assume and agree to pay that certain mortgage from Donald A. Ballard and Barbara A. Ballard to Kevin B. Mullins and Rebecca S. Mullins filed for record 1/28/86, recorded in Vol. 058 page 981, in the Probate Office of Shelby County, Al, which mortgage incorporates by its terms that certain mortgage from Kevin B. Mullins and Rebecca S. Mullins to Kenneth L. Mullins and Irene S. Mullins filed for record 1/21/83, recorded in Vol. 426 page 661, in the Probate Office of Shelby County, Alabama.

Inst # 1992-12143

06/24/1992-12143
10:36 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 7.50

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 22nd

day of June, 1992

WITNESS:

(Seal)

(Seal)

(Seal)

Donald A. Ballard (Seal)
Donald A. Ballard

Barbara A. Ballard (Seal)
Barbara A. Ballard

STATE OF ALABAMA }
Shelby COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Donald A. Ballard and wife Barbara A. 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 they executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 22nd day of June, A. D. 1992
Mary D. Herrin
Notary Public.