

THIS INSTRUMENT PREPARED BY:

NAME: Thomas L. Foster, Attorney

ADDRESS: 1201 N. 19th St., B'ham, AL 35234

Send Tax Notice To:

Ms. Missy Lee V. Sanders

111 Cambrian Way

Birmingham, AL 35242

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

BIRMINGHAM, ALA.

STATE OF ALABAMA

JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of --Seventy Two Thousand Nine Hundred and 00/100--(\$72,900.00)-DOLLARS

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

James M. Ballard, III, a married man and wife, Suzanne A. Ballard

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

Missy Lee V. Sanders

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

See attached Exhibit "A" for legal description.

Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.

Subject to ad valorem taxes for the current tax year.

\$ 69,755.00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith.

Inst # 1993-00739

01/08/1993-00739
02:03 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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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 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, I have hereunto set my hands(s) and seal(s), this 29th day of December, 1992

(Seal)

(Seal)

(Seal)

James M. Ballard, III

Suzanne A. 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 James M. Ballard, III, a married man and wife, Suzanne A. Ballard whose name is 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of December, A. D., 1992.

EXHIBIT "A"

Unit 111, in Cambrian Wood Condominium, located in Shelby County, Alabama, established by declaration of Condominium, By Laws and Amendments thereto as recorded in Misc. Book 12, page 87, in the Probate Office of Shelby County, Alabama, and Amended by Misc. Book 13, page 2 and Misc. Book 13, page 4 and page 344 in said Probate Office, together with an undivided interest in the common elements as set forth in said declaration; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

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