

This instrument was prepared by:

(Name) GENE W. GRAY, JR.

Send Tax Notice To: MARY JEAN HENKE

(Address) 2100 SOUTHBRIDGE PARKWAY, #638
BIRMINGHAM, ALABAMA 35209

name

2012 GLEN EAGLE LANE

address

BIRMINGHAM, ALABAMA 35242

WARRANTY DEED-

STATE OF ALABAMA

Jefferson COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWO HUNDRED SIXTY TWO THOUSAND AND NO/100-----
-----DOLLARS (\$262,000.00)
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 AND WIFE, SUZANNE A. BALLARD

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

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

LOT 4, COUNTRY CLUB VILLAGE AN INVERNESS GARDEN HOME COMMUNITY, AS RECORDED IN
MAP BOOK 16, PAGE 47 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 1, 1999 AND THEREAFTER.

30 FOOT BUFFER AND EASEMENTS SHOWN ON RECORD MAP.

ARTICLES OF INCORPORATION OF COUNTRY CLUB GARDEN VILLAGE OWNERS' ASSOCIATION
INC. IN INST# 92-9584.

RESTRICTIONS IN REAL VOLUME 390, PAGE 534 AND INST# 1992-09584.

RIGHT OF WAY TO ALABAMA POWER COMPANY IN DEED BOOK 320, PAGE 30.

TRANSMISSION LINE PERMIT TO ALABAMA POWER COMPANY IN INST# 1992-27269.

TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL
MINING RIGHTS AND OTHER RIGHTS PRIVILEGES AND IMMUNITIES RELATING THERETO

INCLUDING RELEASE OF DAMAGES IN DEED BOOK 64, PAGE 267.

\$209600.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Inst # 1998-43809

11/06/1998-43809
09:04 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
801 CRH 61.00

TO HAVE AND 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 person.

IN WITNESS WHEREOF, we have hereunto set OUR hand(s) and seal (s), this 28th
day of October, 19 98

_____(Seal)

_____(Seal)

_____(Seal)

JAMES M. BALLARD, III (Seal)
SUZANNE A. BALLARD (Seal)

STATE OF ALABAMA

Jefferson COUNTY }

General Acknowledgment

I, GENE W. GRAY, JR., a Notary Public in and for the said County, in said State, hereby certify that
JAMES M. BALLARD, III AND WIFE, SUZANNE A. BALLARD
whose name(s) 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 hands and official seal this 28th day of October, A.D. 19 98

GENE W. GRAY, JR.

Notary Public